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RESIDENTIAL CONSTRUCTION IN ALBERTA

MAY 1989

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

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RESIDENTIAL CONSTRUCTION

IN ALBERTA

MAY 1989

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HOUSING PLANNING SECRETARIAT



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HIGHLIGHTS

Urban Alberta

- Housing starts in May showed an impressive 84% increase to 1,242 units compared to 675 a year ago. Single family units accounted for 92% (1,143) of the total starts.
- Total starts to date also increased by 37% to 3,944 units from 2,884 for 1988. Singles increased by 25% while multiples jumped by 186%.
- Housing under construction rose to 4,363 units, 38% ahead of last year's levels (3,161).

Calgary

- Calgary's starts reached a record high of 633 units in May, the highest monthly level since June of 1983. This represents a 192% increase from the 217 units posted the same month last year.
- Total starts for the year jumped by 61% from the same period 1988 to 1,996 units.
- Housing under construction trended strongly upward to 2,079 units in May, a reflection of the sharp increase in starts. Inventory of newly completed and unoccupied housing also increased to 204 units from 162 in April.
- In the resale market, the number of houses sold dropped 14% over May 1988 to 1,494 units, but year-to-date sales were still 13% above last year. The ratio of sales to listings also dropped to .56 compared to .69 last year.
- The average selling price declined marginally to \$111,169 from \$112,019 the preceeding month, but up 12% over May 1988. The new housing price index, however, showed a slight increase to 106.8 in April.

Edmonton

- Edmonton's May starts improved sharply after a slight decrease in April to 466 units, a jump of 36% over May 1988.
- Total starts for the first five months also rose by 15% to 1,525 from 1,326 for 1988. Multiples jumped by 202% while singles increased a meager 1% over last year.
- Housing under construction also jumped sharply to 1,829 units in May, up 52% in comparison with 1,202 units a year ago. Inventory of newly completed and unoccupied housing, however, remained unchanged at 150 units with 233 units completed during the month.
- Resale housing market activity set a record in May with 1,058 units sold, 16% above last year's levels (913).
- The average selling price jumped to \$90,502 in May, equalling April 1982 levels. The new housing price index continued its upward movement to 99.2 in April, up 7% over 1988.

TABLE 1

MAY-89

HOUSING STARTS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMI'S | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|--------------------------|---------|--------|-----|-----|-------|--|
| CALGARY | 629 | 4 | 0 | 0 | 633 | 192 |
| CAMROSE | 2 | 0 | 0 | 0 | 2 | 33 |
| EDMONTON M.A. | 375 | 28 | 27 | 36 | 466 | 36 |
| FORT MCMURRAY | 5 | 0 | 0 | 0 | 5 | 67 |
| GRANDE PRAIRIE | 29 | 0 | 0 | 0 | 29 | 26 |
| LETHBRIDGE | 27 | 2 | 0 | 0 | 29 | 383 |
| LLOYDMINSTER(ALTA. PART) | 5 | 0 | 0 | 0 | 5 | * |
| MEDICINE HAT | 25 | 0 | 0 | 0 | 25 | 9 |
| RED DEER | 25 | 0 | 0 | 0 | 25 | 48 |
| WETASKIWIN | 6 | 0 | 0 | 0 | 6 | 20 |
| OTHER CENTRES ** | 15 | 2 | 0 | 0 | 17 | 240 |
| TOTAL | 1143 | 36 | 27 | 36 | 1242 | 84 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

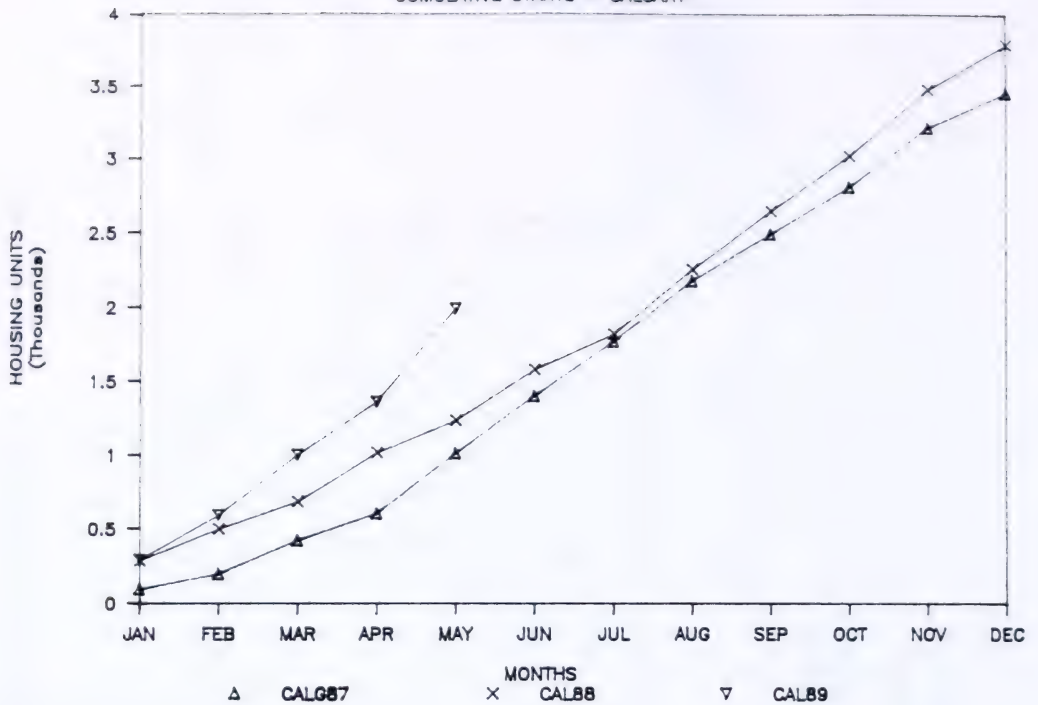


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

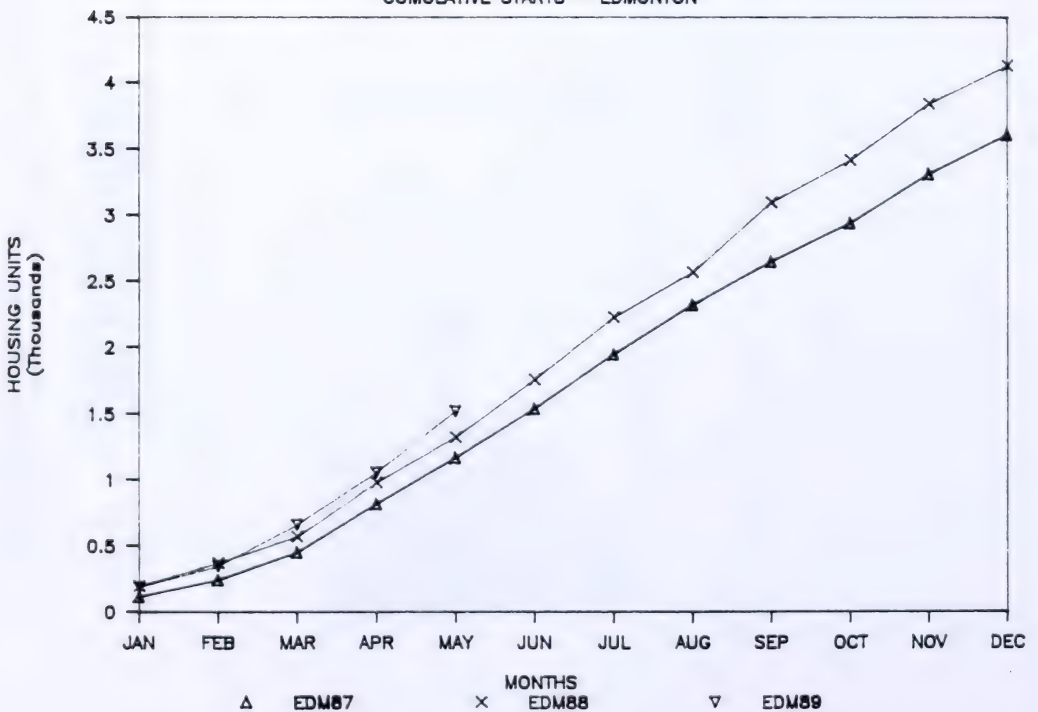


TABLE 2

MAY-89

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

| CITY | SINGLES | | SENIORS | | ROW | | APT | | TOTAL | | PERCENT CHANGE IN TOTAL STARTS |
|---------------------------|---------|------|---------|------|------|------|------|------|-------|------|--------------------------------------|
| | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | |
| CALGARY | 1191 | 1772 | 22 | 76 | 25 | 148 | 0 | 0 | 1238 | 1996 | 61 |
| CAMROSE | 7 | 13 | 0 | 0 | 0 | 0 | 0 | 20 | 7 | 33 | 371 |
| EDMONTON M.A. | 1236 | 1253 | 46 | 92 | 18 | 93 | 26 | 87 | 1326 | 1525 | 15 |
| FORT MCMURRAY | 6 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 5 | 17 |
| GRANDE PRAIRIE | 43 | 67 | 2 | 0 | 0 | 0 | 0 | 0 | 45 | 67 | 49 |
| LETHBRIDGE | 34 | 57 | 2 | 2 | 0 | 0 | 0 | 0 | 36 | 59 | 64 |
| LLOYDMINSTER (ALTA. PART) | 5 | 12 | 0 | 2 | 0 | 0 | 0 | 0 | 5 | 14 | 180 |
| MEDICINE HAT | 44 | 62 | 6 | 2 | 0 | 0 | 7 | 39 | 57 | 103 | 81 |
| RED DEER | 75 | 75 | 4 | 16 | 41 | 6 | 0 | 12 | 120 | 109 | 9 |
| WETASKIWIN | 14 | 11 | 2 | 0 | 6 | 0 | 0 | 0 | 22 | 11 | 50 |
| OTHER CENTRES ** | 20 | 20 | 2 | 2 | 0 | 0 | 0 | 0 | 22 | 22 | 0 |
| TOTAL | 2675 | 3347 | 86 | 192 | 90 | 247 | 33 | 158 | 2884 | 3944 | 37 |
| PERCENT CHANGE BY TYPE | 25 | | 123 | | 174 | | 379 | | 37 | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

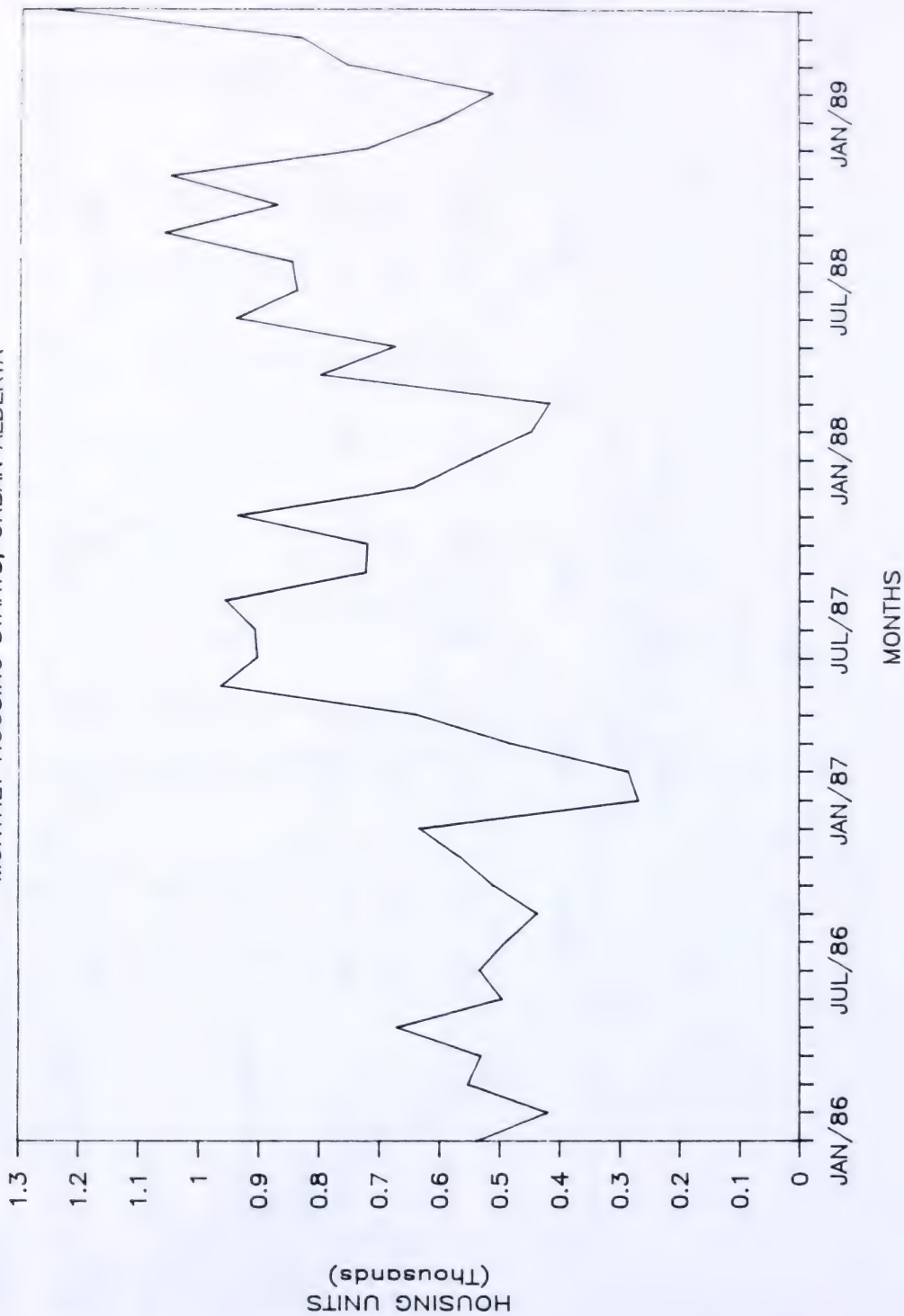


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1988-1989

| | 1988 | 1989 | PERCENT CHANGE |
|-----------|------|------|----------------|
| JANUARY | 547 | 600 | 10 |
| FEBRUARY | 447 | 513 | 15 |
| MARCH | 416 | 755 | 81 |
| APRIL | 799 | 834 | 4 |
| MAY | 675 | 1242 | 84 |
| JUNE | 940 | | |
| JULY | 838 | | |
| AUGUST | 847 | | |
| SEPTEMBER | 1060 | | |
| OCTOBER | 871 | | |
| NOVEMBER | 1050 | | |
| DECEMBER | 722 | | |
| TOTAL | 9212 | 3944 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

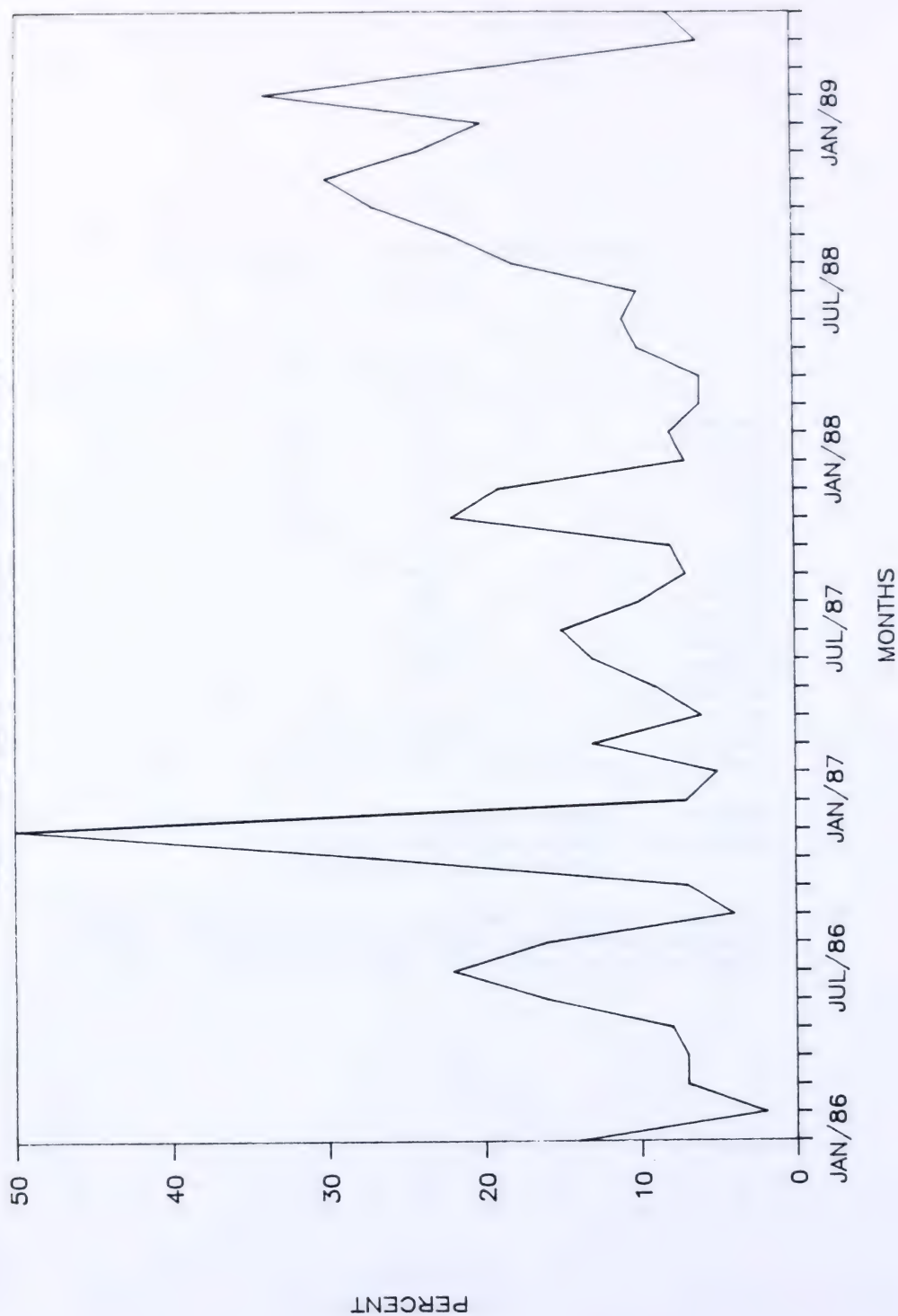


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

| 1988-1989 | | | | |
|-----------|-------|---------|-------|-----------------------------------|
| 1988 | | | | |
| | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL |
| JANUARY | 547 | 508 | 39 | 7 |
| FEBRUARY | 447 | 413 | 34 | 8 |
| MARCH | 416 | 390 | 26 | 6 |
| APRIL | 799 | 754 | 45 | 6 |
| MAY | 675 | 610 | 65 | 10 |
| JUNE | 940 | 835 | 105 | 11 |
| JULY | 838 | 753 | 85 | 10 |
| AUGUST | 847 | 694 | 153 | 18 |
| SEPTEMBER | 1060 | 826 | 234 | 22 |
| OCTOBER | 871 | 633 | 238 | 27 |
| NOVEMBER | 1050 | 740 | 310 | 30 |
| DECEMBER | 722 | 547 | 175 | 24 |
| TOTAL | 9212 | 7703 | 1509 | 16 |
| 1989 | | | | |
| JANUARY | 600 | 478 | 122 | 20 |
| FEBRUARY | 513 | 340 | 173 | 34 |
| MARCH | 755 | 606 | 149 | 20 |
| APRIL | 834 | 780 | 54 | 6 |
| MAY | 1242 | 1143 | 99 | 8 |
| JUNE | | | | |
| JULY | | | | |
| AUGUST | | | | |
| SEPTEMBER | | | | |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| TOTAL | 3944 | 3347 | 597 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

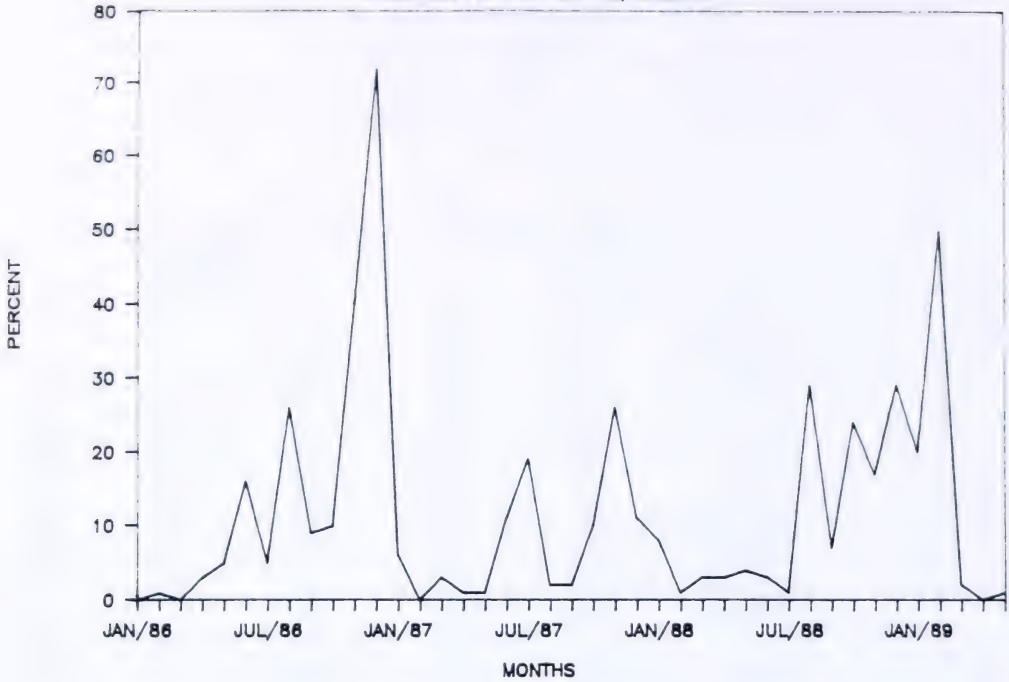


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

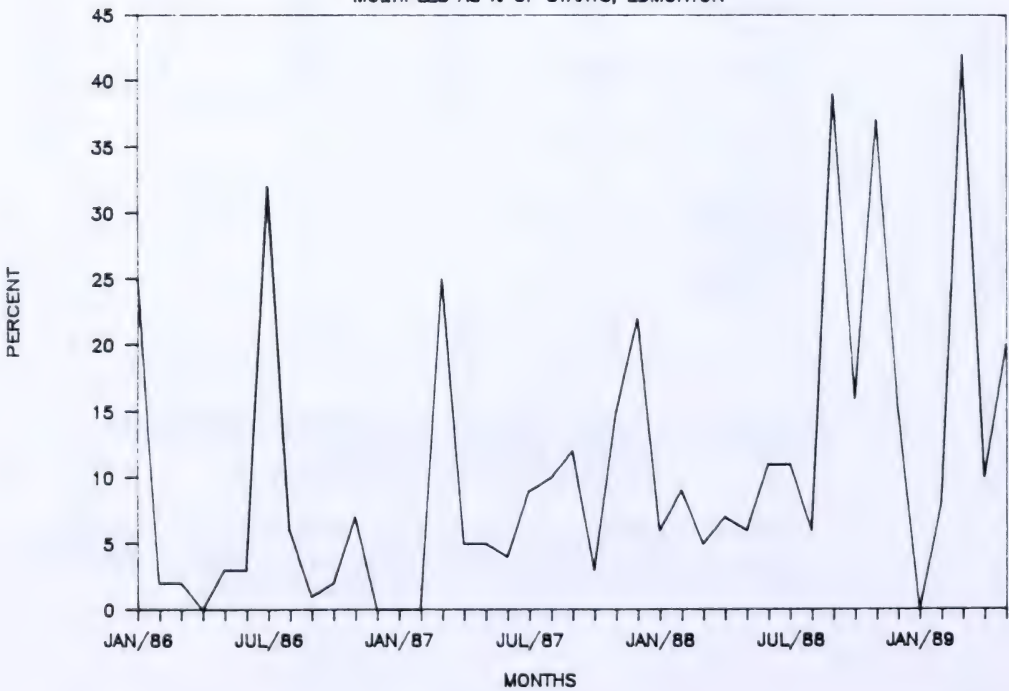


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

| 1988 | | | | | | EDMONTON(METRO) | | | | | |
|-----------|---------|-------|-----------------------------------|-------|-----------|-----------------|-----------------------------------|-------|---------|-------|-----------------------------------|
| CALGARY | | | | | | | | | | | |
| TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL |
| JANUARY | 290 | 268 | 22 | 8 | JANUARY | 200 | 188 | 12 | 6 | | |
| FEBRUARY | 214 | 212 | 2 | 1 | FEBRUARY | 174 | 159 | 15 | 9 | | |
| MARCH | 183 | 177 | 6 | 3 | MARCH | 201 | 190 | 11 | 5 | | |
| APRIL | 334 | 325 | 9 | 3 | APRIL | 409 | 379 | 30 | 7 | | |
| MAY | 217 | 209 | 8 | 4 | MAY | 342 | 320 | 22 | 6 | | |
| JUNE | 343 | 332 | 11 | 3 | JUNE | 437 | 389 | 48 | 11 | | |
| JULY | 241 | 239 | 2 | 1 | JULY | 466 | 415 | 51 | 11 | | |
| AUGUST | 439 | 313 | 126 | 29 | AUGUST | 343 | 322 | 21 | 6 | | |
| SEPTEMBER | 396 | 368 | 28 | 7 | SEPTEMBER | 527 | 323 | 204 | 39 | | |
| OCTOBER | 377 | 285 | 92 | 24 | OCTOBER | 320 | 270 | 50 | 16 | | |
| NOVEMBER | 455 | 377 | 78 | 17 | NOVEMBER | 427 | 271 | 156 | 37 | | |
| DECEMBER | 311 | 222 | 89 | 29 | DECEMBER | 287 | 243 | 44 | 15 | | |
| TOTAL | 3800 | 3327 | 473 | 12 | TOTAL | 4133 | 3469 | 664 | 16 | | |
| 1989 | | | | | | EDMONTON(METRO) | | | | | |
| CALGARY | | | | | | | | | | | |
| JANUARY | 297 | 239 | 58 | 20 | JANUARY | 193 | 193 | 0 | 0 | | |
| FEBRUARY | 301 | 149 | 152 | 50 | FEBRUARY | 158 | 146 | 12 | 8 | | |
| MARCH | 407 | 397 | 10 | 2 | MARCH | 313 | 182 | 131 | 42 | | |
| APRIL | 358 | 358 | 0 | 0 | APRIL | 395 | 357 | 38 | 10 | | |
| MAY | 633 | 629 | 4 | 1 | MAY | 466 | 375 | 91 | 20 | | |
| JUNE | | | | | JUNE | | | | | | |
| JULY | | | | | JULY | | | | | | |
| AUGUST | | | | | AUGUST | | | | | | |
| SEPTEMBER | | | | | SEPTEMBER | | | | | | |
| OCTOBER | | | | | OCTOBER | | | | | | |
| NOVEMBER | | | | | NOVEMBER | | | | | | |
| DECEMBER | | | | | DECEMBER | | | | | | |
| TOTAL | 1996 | 1772 | 224 | | TOTAL | 1525 | 1253 | 272 | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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HOUSING PLANNING SECRETARIAT

FIGURE 5
QUARTERLY HOUSING STARTS IN ALBERTA

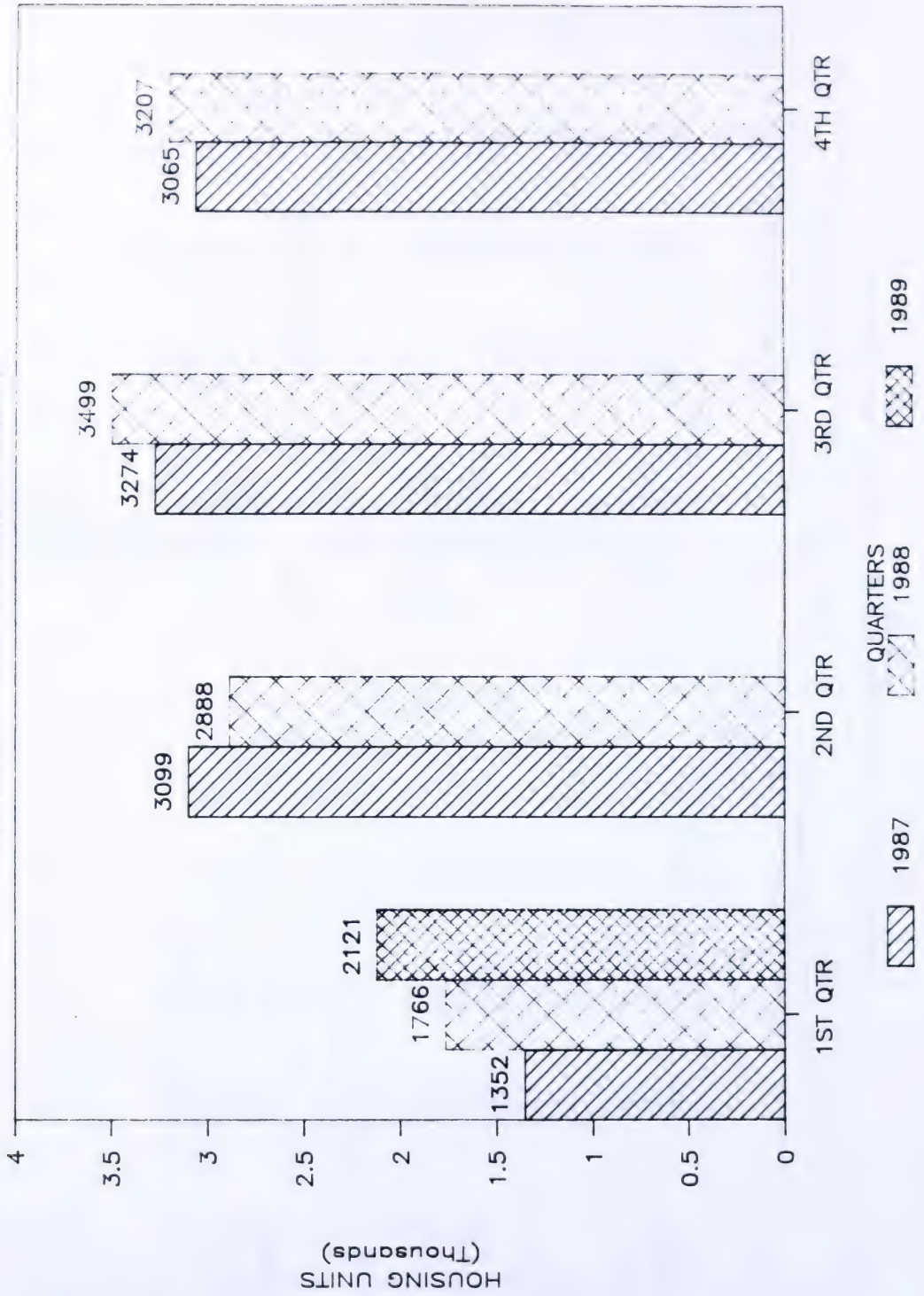


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

| | 1988 - 1989 | |
|----------------|-------------|-------------------|
| | 1988 | 1989 |
| | | PERCENT CHANGE |
| FIRST QUARTER | 1766 | 2121 |
| SECOND QUARTER | 2888 | 20 |
| THIRD QUARTER | 3499 | |
| FOURTH QUARTER | 3207 | |
| TOTAL | 11360 | 2121 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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HOUSING PLANNING SECRETARIAT

TABLE 7

MAY-89

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMI'S | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|---------------------------|---------|--------|-----|-----|-------|--|
| CALGARY | 395 | 12 | 0 | 0 | 407 | 69 |
| CANMUSE | 2 | 0 | 0 | 0 | 2 | 100 |
| EDMONTON M.A. | 190 | 14 | 29 | 0 | 233 | 26 |
| FORT MCMURRAY | 3 | 0 | 0 | 0 | 3 | * |
| GRANDE PRAIRIE | 9 | 0 | 0 | 0 | 9 | 29 |
| LETHBRIDGE | 11 | 2 | 0 | 0 | 13 | 46 |
| LLOYDMINSTER (ALTA. PART) | 1 | 0 | 0 | 0 | 1 | 0 |
| MEDICINE HAT | 22 | 0 | 0 | 0 | 22 | 29 |
| RED DEER | 13 | 6 | 12 | 0 | 31 | 29 |
| WETASKIWIN | 0 | 0 | 0 | 0 | 0 | 100 |
| OTHER CENTRES ** | 9 | 0 | 0 | 0 | 9 | 350 |
| TOTAL | 655 | 34 | 41 | 0 | 730 | 15 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

MAY-89

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMI'S | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|---------------------------|---------|--------|-----|-----|-------|--|
| CALGARY | 1591 | 236 | 245 | 7 | 2079 | 29 |
| CAMROSE | 10 | 0 | 0 | 20 | 30 | 200 |
| EDMONTON M.A. | 1244 | 144 | 112 | 329 | 1829 | 52 |
| FORT MCMURRAY | 5 | 0 | 0 | 0 | 5 | -29 |
| GRANDE PRAIRIE | 54 | 0 | 0 | 0 | 54 | 23 |
| LETHBRIDGE | 70 | 8 | 3 | 49 | 130 | 183 |
| LLOYDMINSTER (ALTA. PART) | 15 | 4 | 0 | 0 | 19 | * |
| MEDICINE HAT | 58 | 2 | 0 | 39 | 99 | 13 |
| RED DEER | 46 | 6 | 24 | 0 | 76 | 8 |
| WETASKIWIN | 11 | 0 | 0 | 0 | 11 | -54 |
| OTHER CENTRES ** | 25 | 2 | 4 | 0 | 31 | 82 |
| TOTAL | 3129 | 402 | 388 | 444 | 4363 | 38 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

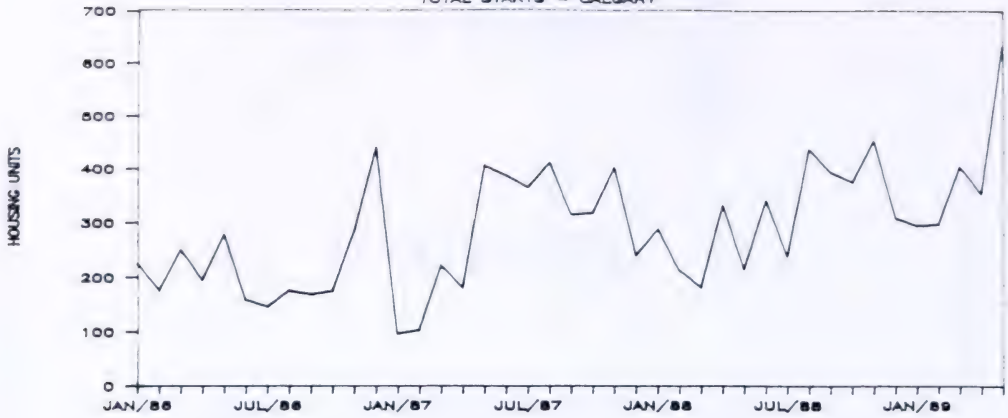


FIGURE 6B
COMPLETIONS - CALGARY

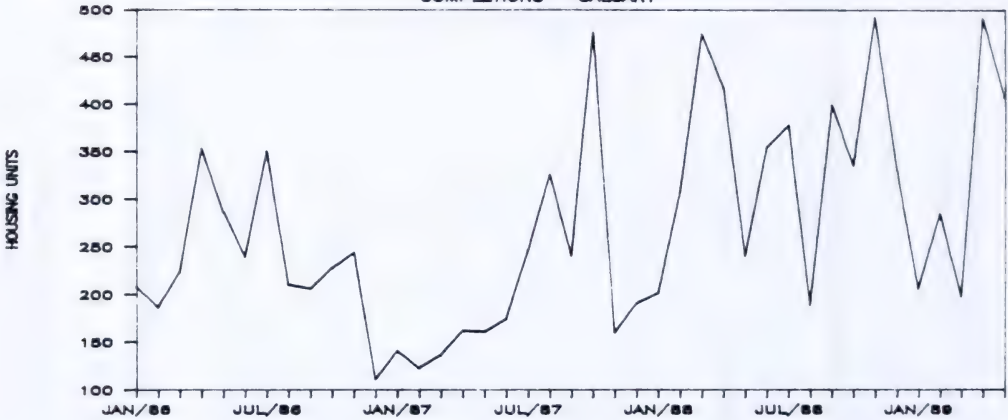


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

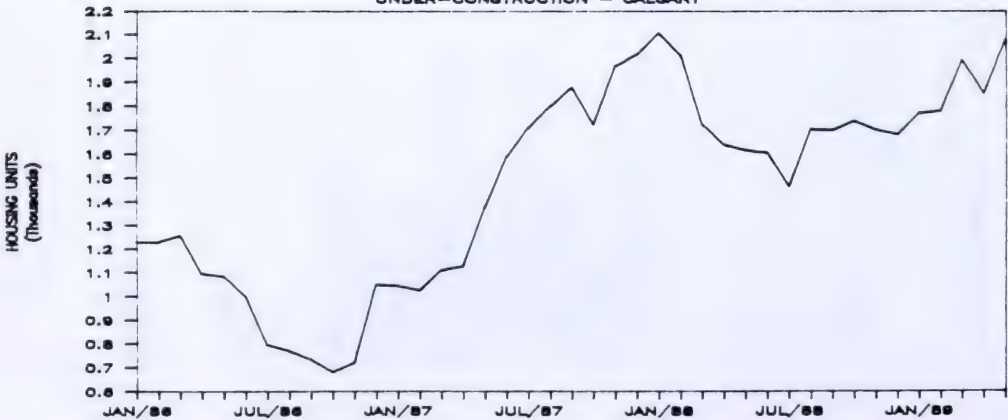


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

| ----- | | | |
|-----------|--------|-------------|--------------------|
| 1988 | | | |
| ----- | | | |
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| ----- | | | |
| JANUARY | 290 | 202 | 2107 |
| FEBRUARY | 214 | 308 | 2013 |
| MARCH | 183 | 474 | 1722 |
| APRIL | 334 | 418 | 1638 |
| MAY | 217 | 241 | 1614 |
| JUNE | 343 | 355 | 1602 |
| JULY | 241 | 378 | 1464 |
| AUGUST | 439 | 189 | 1705 |
| SEPTEMBER | 396 | 399 | 1700 |
| OCTOBER | 377 | 336 | 1740 |
| NOVEMBER | 455 | 492 | 1701 |
| DECEMBER | 311 | 331 | 1681 |
| ----- | | | |
| 1989 | | | |
| ----- | | | |
| JANUARY | 297 | 206 | 1772 |
| FEBRUARY | 301 | 285 | 1783 |
| MARCH | 407 | 198 | 1992 |
| APRIL | 358 | 491 | 1854 |
| MAY | 633 | 407 | 2079 |
| JUNE | | | |
| JULY | | | |
| AUGUST | | | |
| SEPTEMBER | | | |
| OCTOBER | | | |
| NOVEMBER | | | |
| DECEMBER | | | |
| ----- | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

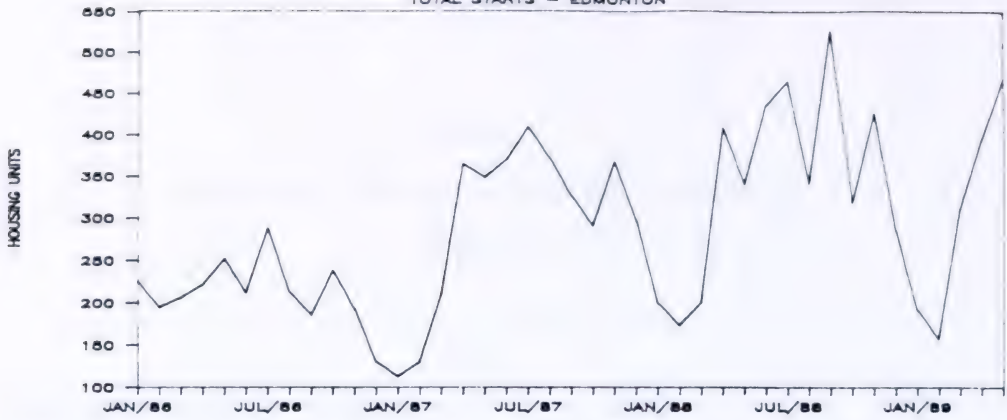


FIGURE 7B
COMPLETIONS - EDMONTON

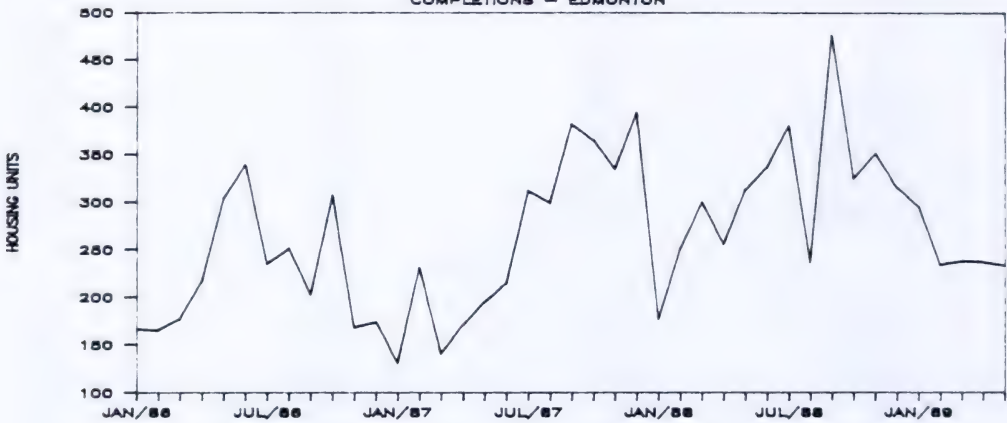


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

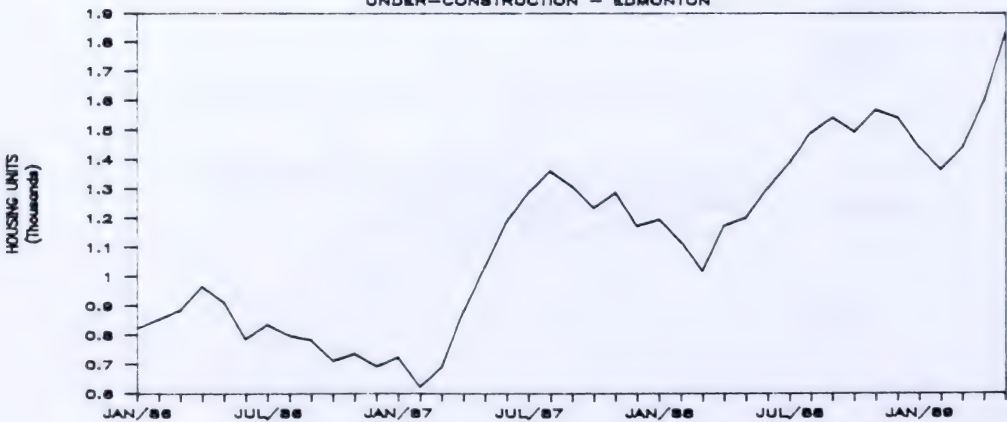


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

| 1988 | | | |
|-----------|--------|-------------|--------------------|
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| JANUARY | 200 | 177 | 1195 |
| FEBRUARY | 174 | 251 | 1118 |
| MARCH | 201 | 300 | 1019 |
| APRIL | 409 | 256 | 1173 |
| MAY | 342 | 313 | 1202 |
| JUNE | 437 | 337 | 1302 |
| JULY | 466 | 380 | 1388 |
| AUGUST | 343 | 237 | 1491 |
| SEPTEMBER | 527 | 476 | 1543 |
| OCTOBER | 320 | 325 | 1493 |
| NOVEMBER | 427 | 351 | 1569 |
| DECEMBER | 287 | 315 | 1541 |
| 1989 | | | |
| JANUARY | 193 | 295 | 1440 |
| FEBRUARY | 158 | 234 | 1364 |
| MARCH | 313 | 238 | 1439 |
| APRIL | 395 | 237 | 1596 |
| MAY | 466 | 233 | 1829 |
| JUNE | | | |
| JULY | | | |
| AUGUST | | | |
| SEPTEMBER | | | |
| OCTOBER | | | |
| NOVEMBER | | | |
| DECEMBER | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED — EDMONTON

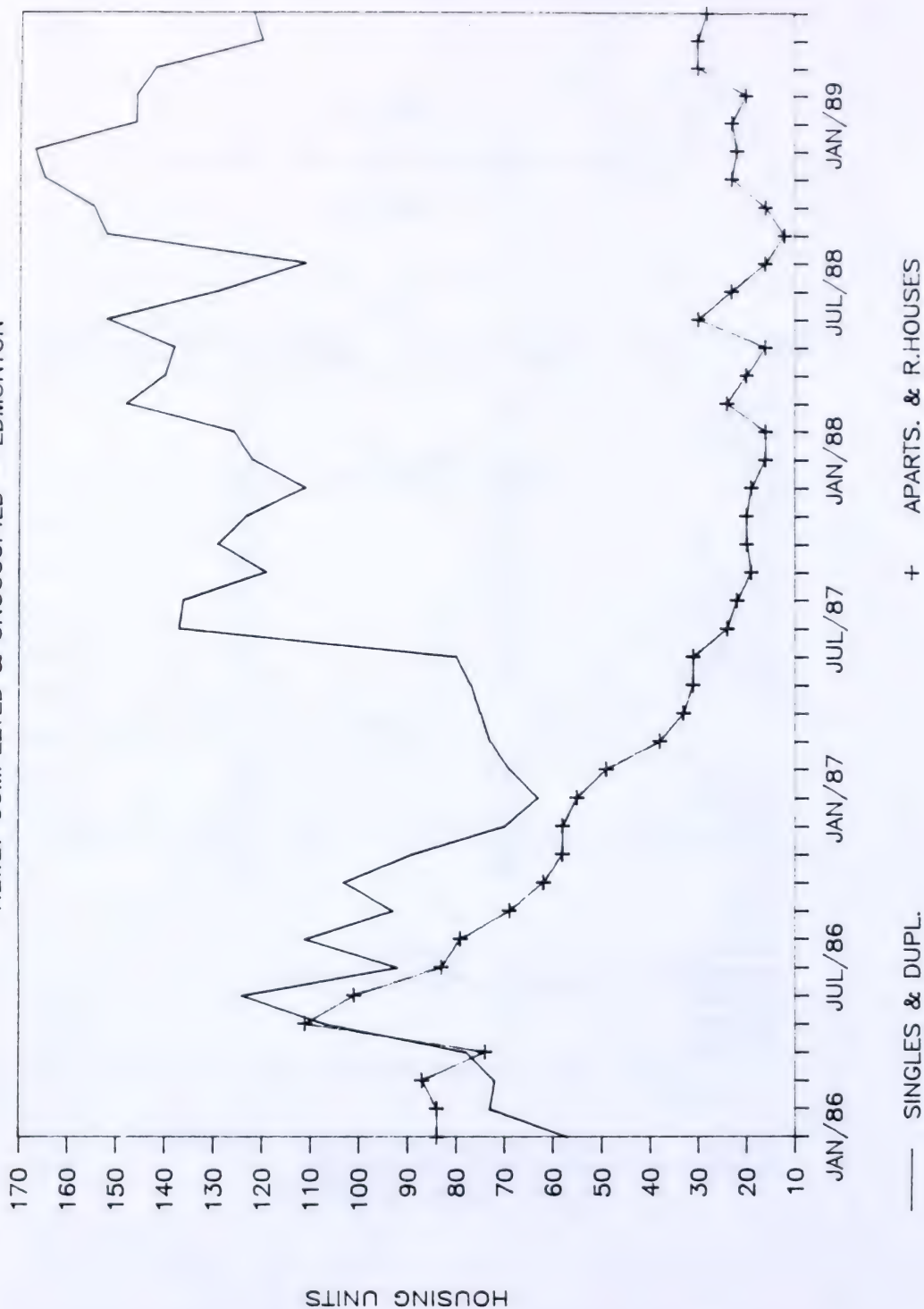


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLEXES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| 1988 | | | | | |
| JANUARY | 122 | 16 | 138 | 177 | 55 |
| FEBRUARY | 126 | 16 | 142 | 251 | 63 |
| MARCH | 148 | 24 | 172 | 300 | 61 |
| APRIL | 140 | 20 | 160 | 256 | 63 |
| MAY | 138 | 16 | 154 | 313 | 67 |
| JUNE | 152 | 30 | 182 | 337 | 63 |
| JULY | 129 | 23 | 152 | 380 | 73 |
| AUGUST | 111 | 16 | 127 | 237 | 67 |
| SEPTEMBER | 152 | 12 | 164 | 476 | 73 |
| OCTOBER | 155 | 16 | 171 | 325 | 65 |
| NOVEMBER | 165 | 23 | 188 | 351 | 64 |
| DECEMBER | 167 | 22 | 189 | 315 | 62 |
| 1989 | | | | | |
| JANUARY | 146 | 23 | 169 | 295 | 65 |
| FEBRUARY | 146 | 20 | 166 | 234 | 59 |
| MARCH | 142 | 30 | 172 | 238 | 57 |
| APRIL | 120 | 30 | 150 | 237 | 63 |
| MAY | 122 | 28 | 150 | 233 | 61 |
| JUNE | | | | | |
| JULY | | | | | |
| AUGUST | | | | | |
| SEPTEMBER | | | | | |
| OCTOBER | | | | | |
| NOVEMBER | | | | | |
| DECEMBER | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY

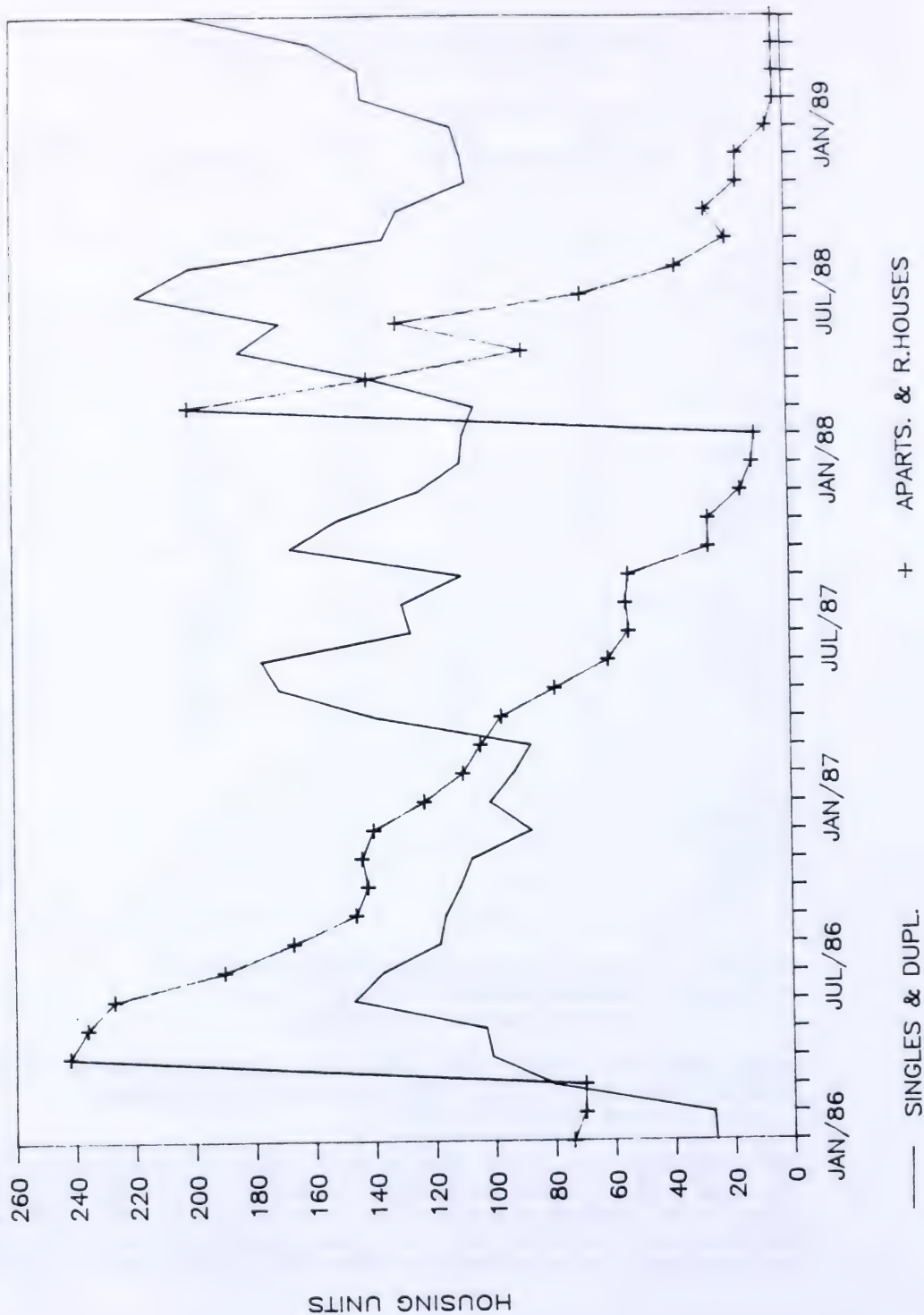


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLEXES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| 1988 | | | | | |
| JANUARY | 110 | 12 | 122 | 202 | 64 |
| FEBRUARY | 109 | 11 | 120 | 308 | 72 |
| MARCH | 105 | 201 | 306 | 474 | 48 |
| APRIL | 139 | 141 | 280 | 418 | 61 |
| MAY | 184 | 89 | 273 | 241 | 48 |
| JUNE | 170 | 131 | 301 | 355 | 52 |
| JULY | 218 | 69 | 287 | 378 | 58 |
| AUGUST | 200 | 37 | 237 | 189 | 50 |
| SEPTEMBER | 135 | 20 | 155 | 399 | 76 |
| OCTOBER | 130 | 27 | 157 | 336 | 68 |
| NOVEMBER | 107 | 16 | 123 | 492 | 81 |
| DECEMBER | 109 | 16 | 125 | 331 | 72 |
| 1989 | | | | | |
| JANUARY | 112 | 6 | 118 | 206 | 64 |
| FEBRUARY | 142 | 3 | 145 | 285 | 64 |
| MARCH | 143 | 3 | 146 | 198 | 57 |
| APRIL | 159 | 3 | 162 | 491 | 75 |
| MAY | 201 | 3 | 204 | 407 | 64 |
| JUNE | | | | | |
| JULY | | | | | |
| AUGUST | | | | | |
| SEPTEMBER | | | | | |
| OCTOBER | | | | | |
| NOVEMBER | | | | | |
| DECEMBER | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES

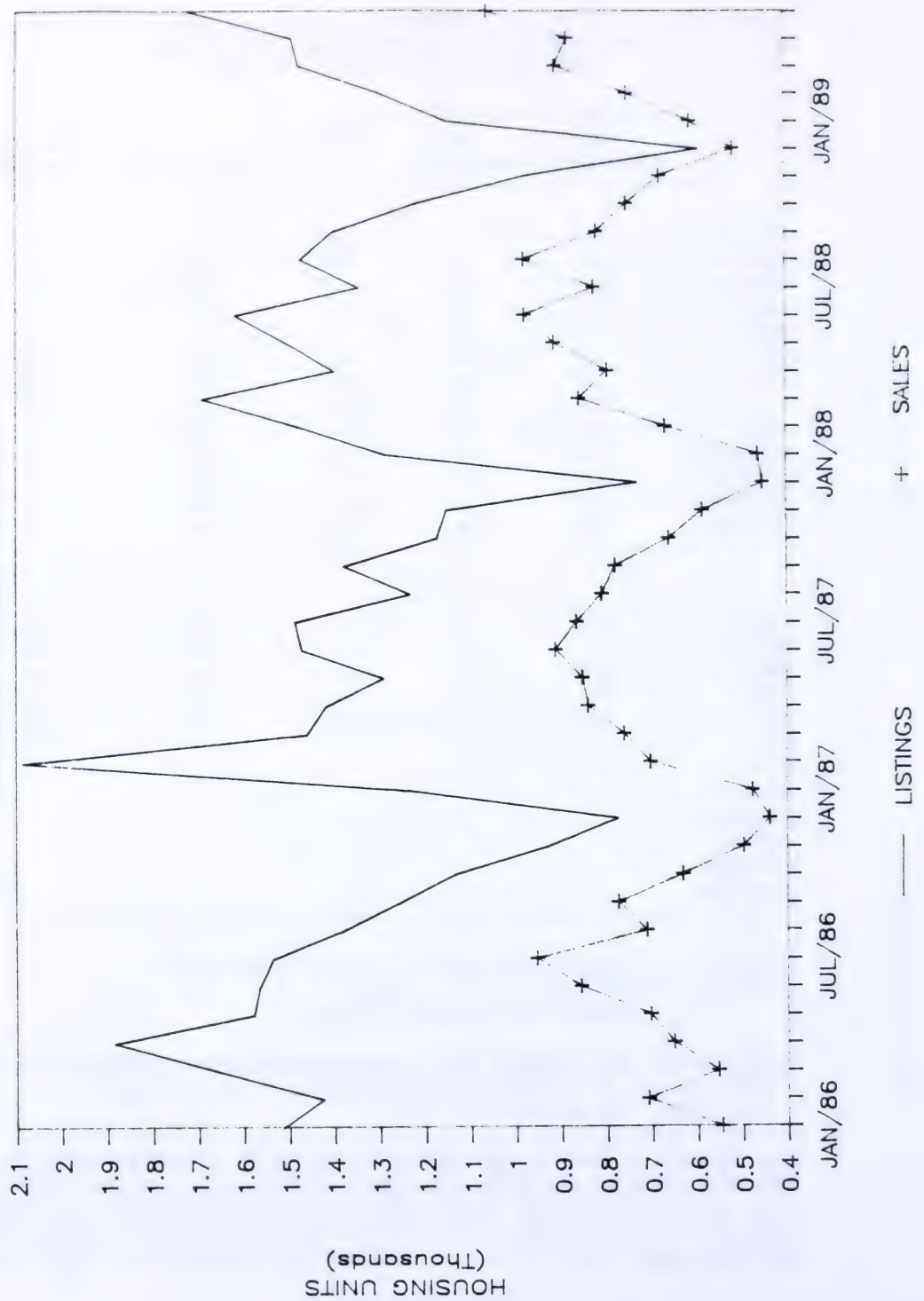


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

| EDMONTON | | | | |
|--------------|------------------------------|-------|----------------------------------|-----------------------------|
| ----- | | | | |
| 1988 | | | | |
| ----- | | | | |
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1288 | 463 | .36 | 77982 |
| FEBRUARY | 1478 | 667 | .45 | 76385 |
| MARCH | 1688 | 858 | .51 | 78935 |
| APRIL | 1397 | 795 | .57 | 82004 |
| MAY | 1502 | 913 | .61 | 81285 |
| JUNE | 1616 | 978 | .61 | 85636 |
| JULY | 1343 | 824 | .61 | 85372 |
| AUGUST | 1472 | 979 | .67 | 83181 |
| SEPTEMBER | 1398 | 818 | .59 | 82881 |
| OCTOBER | 1218 | 751 | .62 | 82043 |
| NOVEMBER | 978 | 678 | .69 | 85120 |
| DECEMBER | 590 | 515 | .87 | 81271 |
| ----- | | | | |
| 1989 | | | | |
| ----- | | | | |
| JANUARY | 1150 | 610 | .53 | 82311 |
| FEBRUARY | 1297 | 750 | .58 | 84760 |
| MARCH | 1474 | 908 | .62 | 87552 |
| APRIL | 1491 | 880 | .59 | 86301 |
| MAY | 1719 | 1058 | .62 | 90502 |
| JUNE | | | | |
| JULY | | | | |
| AUGUST | | | | |
| SEPTEMBER | | | | |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| ----- | | | | |
| SOURCE: | EDMONTON REAL ESTATE BOARD | | | |
| PREPARED BY: | ALBERTA MUNICIPAL AFFAIRS | | | |
| | HOUSING PLANNING SECRETARIAT | | | |

FIGURE 11
CALGARY LISTINGS AND SALES

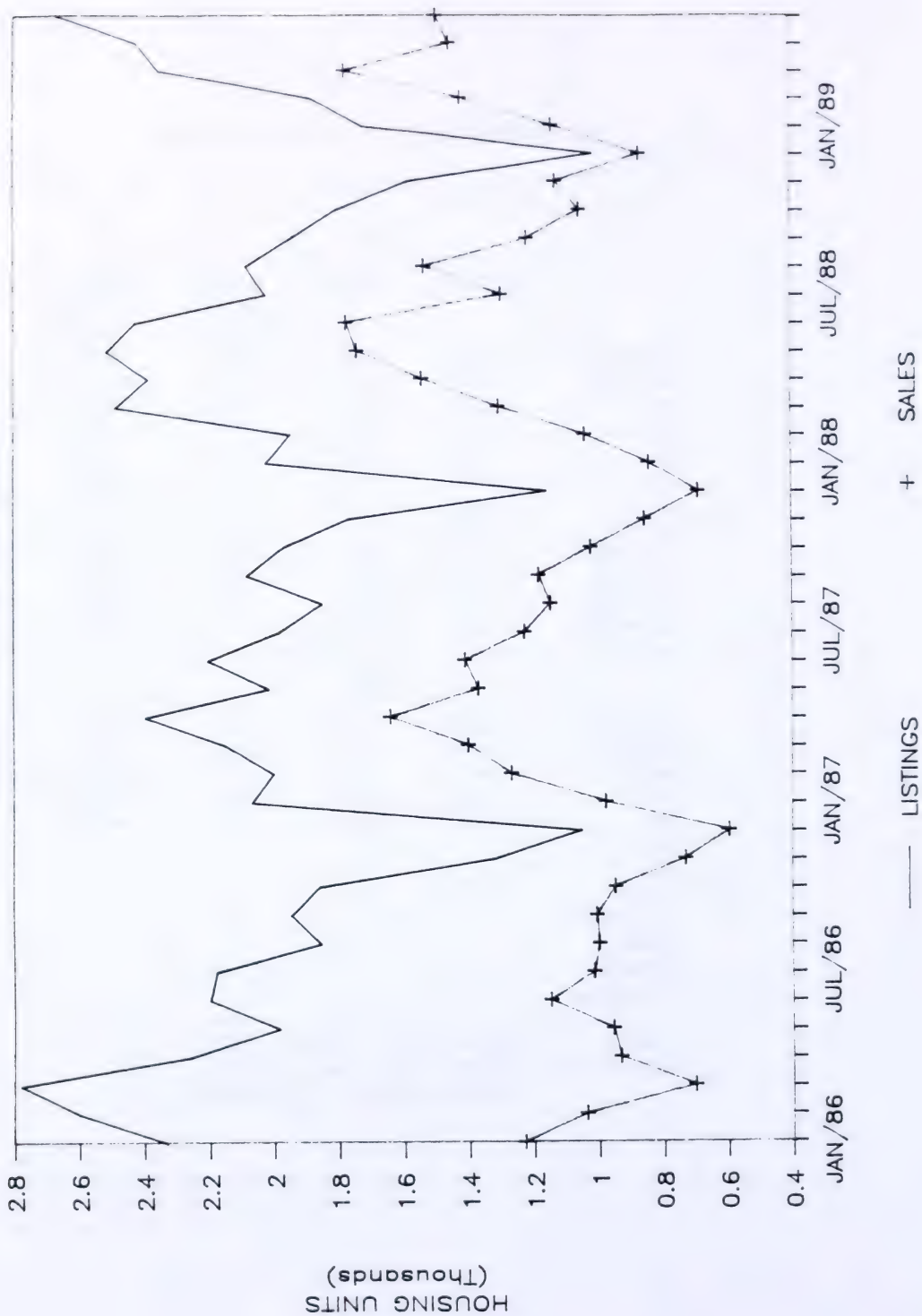


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

| 1988 | | | | |
|--|----------|-------|----------------------------------|-----------------------------|
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1945 | 841 | .43 | 90623 |
| FEBRUARY | 1945 | 1038 | .53 | 91213 |
| MARCH | 2485 | 1305 | .53 | 96389 |
| APRIL | 2384 | 1541 | .65 | 98765 |
| MAY | 2512 | 1740 | .69 | 99368 |
| JUNE | 2422 | 1774 | .73 | 101695 |
| JULY | 2019 | 1295 | .64 | 104129 |
| AUGUST | 2083 | 1532 | .74 | 99602 |
| SEPTEMBER | 1941 | 1214 | .63 | 101425 |
| OCTOBER | 1803 | 1054 | .58 | 100538 |
| NOVEMBER | 1582 | 1127 | .71 | 103471 |
| DECEMBER | 1010 | 866 | .86 | 101210 |
| 1989 | | | | |
| JANUARY | 1721 | 1138 | .66 | 99141 |
| FEBRUARY | 1880 | 1421 | .76 | 106355 |
| MARCH | 2349 | 1778 | .76 | 109406 |
| APRIL | 2423 | 1453 | .60 | 112019 |
| MAY | 2666 | 1494 | .56 | 111169 |
| JUNE | | | | |
| JULY | | | | |
| AUGUST | | | | |
| SEPTEMBER | | | | |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| SOURCE: CALGARY REAL ESTATE BOARD | | | | |
| PREPARED BY: ALBERTA MUNICIPAL AFFAIRS | | | | |
| HOUSING PLANNING SECRETARIAT | | | | |

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

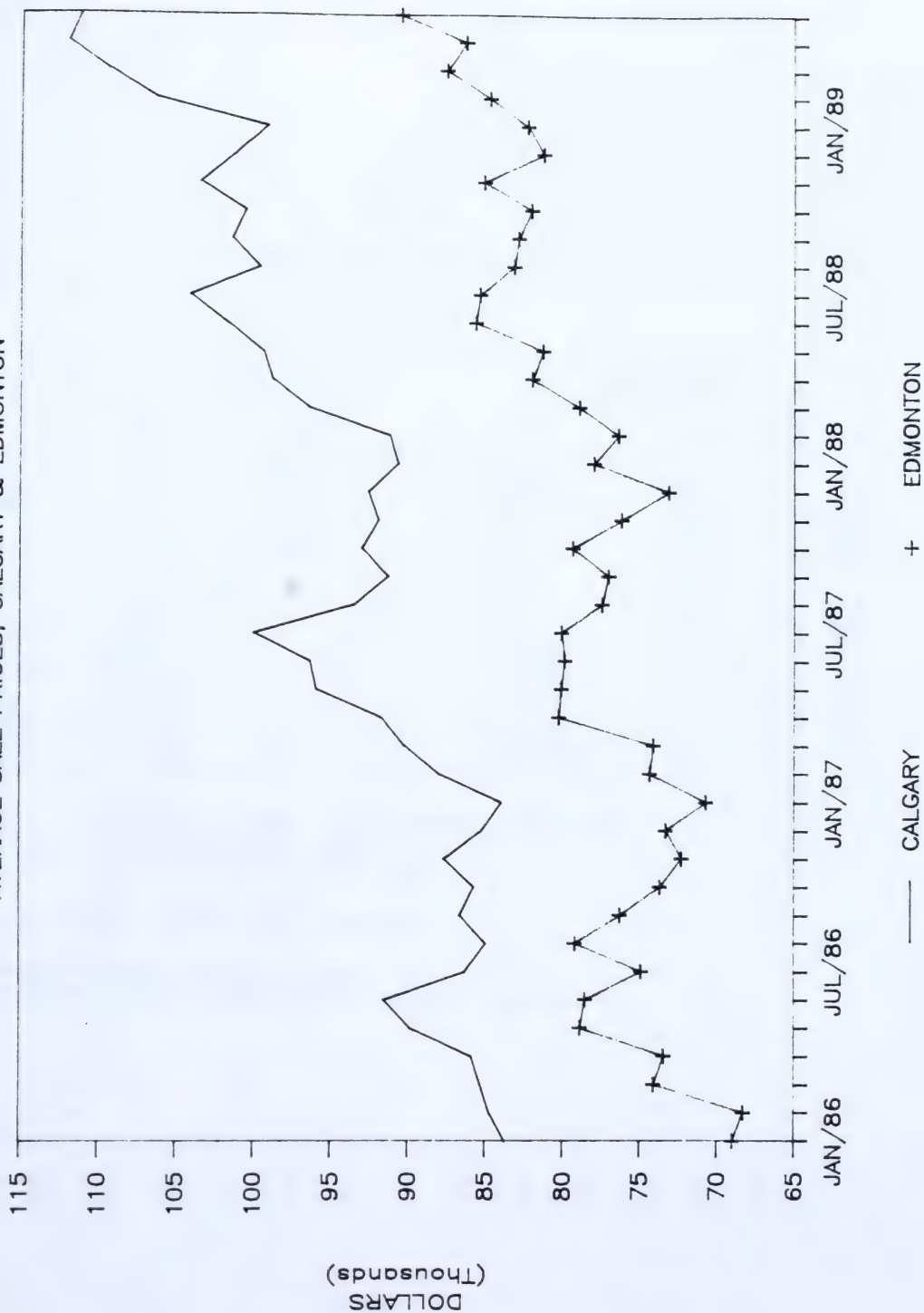


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

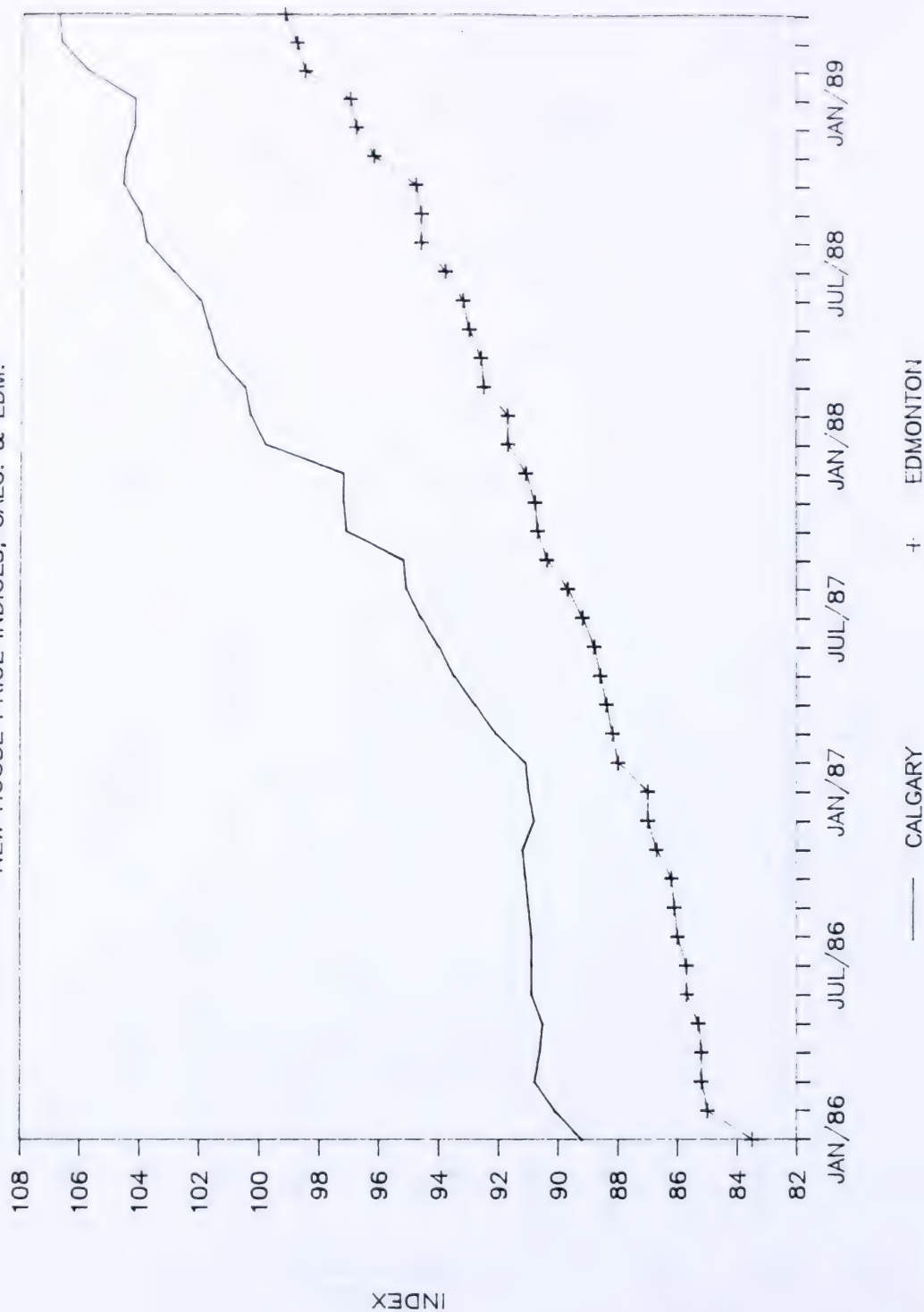


TABLE 15
NEW HOUSING PRICE INDICES*

1981=100

| CALGARY** | | | EDMONTON*** | | |
|-----------|-------|-------|-------------|------|------|
| | 1988 | 1989 | | 1988 | 1989 |
| JANUARY | 99.8 | 104.2 | JANUARY | 91.7 | 97.0 |
| FEBRUARY | 100.3 | 105.8 | FEBRUARY | 91.7 | 98.5 |
| MARCH | 100.5 | 106.7 | MARCH | 92.5 | 98.8 |
| APRIL | 101.4 | 106.8 | APRIL | 92.6 | 99.2 |
| MAY | 101.7 | | MAY | 93.0 | |
| JUNE | 101.7 | | JUNE | 93.0 | |
| JULY | 102.9 | | JULY | 93.8 | |
| AUGUST | 103.8 | | AUGUST | 94.6 | |
| SEPTEMBER | 104.0 | | SEPTEMBER | 94.6 | |
| OCTOBER | 104.6 | | OCTOBER | 94.8 | |
| NOVEMBER | 104.5 | | NOVEMBER | 96.2 | |
| DECEMBER | 104.2 | | DECEMBER | 96.8 | |

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

ALBERTA
JUNE 23 1989

RESIDENTIAL CONSTRUCTION IN ALBERTA

JUNE 1989

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

JUNE 1989

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

ISSN 0823-3047
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D. Multiple Listings Service (M.L.S.)

| | |
|---|----|
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* * * *

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|--|----|
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E. New Housing Price Indexes

| | |
|--|----|
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|--|----|

* * * *

| | |
|--|----|
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|--|----|

HIGHLIGHTS

Alberta

- In the second quarter, housing starts jumped sharply to 3,727 units, up 29% from 2,888 for 1988. The 5,848 starts for the first half of 1989 were 26% ahead of last year's level (4,654).

Urban Alberta

- Housing starts for urban Alberta amounted to 1,174 units in June, up 25% from the June 1988 figure of 940.
- Total starts for the first six months showed a 34% increase over the same period last year to 5,118 units.
- Ft. McMurray, Lethbridge, Red Deer and Wetaskiwin were the centres recorded decreases in housing starts for the first half of this year.
- Housing under construction continued to increase to 4,651 units from 4,364 the month before, a jump of 40% compared to June 1988.

Calgary

- Calgary's housing starts increased substantially to 572 units last month, up 67% over June 1988.
- Total starts to date (2,568) also rose by 62% over the previous year. 268 multiples were started for the first six months of this year compared with only 58 units last year.
- Housing under construction continued its upward movement to 2,198 units in June. The inventory of newly completed and unoccupied housing also trended upward to 233 units with 462 units completed during the month.
- In the resale market, sales for the month of June (1,343 units) were 21% below last year's level. However, total sales to date still showed a 5% increase over 1988.

- The average selling price dropped further to \$110,751 from \$111,169 in May. The new housing price index, however, continued to increase to 107.3 in May, up 5.5% over last year.

Edmonton

- Edmonton's starts increased again from the previous year to 476 units, 9% ahead of June 1988 levels (437).
- Starts for the first half totalled 2,001, 13% above last year's total of 1,763. Multiples jumped by 134% while singles increased by 3%.
- Housing under construction rose to 1,956 units, 50% higher than the June 1988 level (1,302). Inventory of newly completed and unoccupied housing also increased to 164 units as did the rate of absorption which increased to 67% compared to 61% the month before.
- The resale housing market activity remained extremely active as indicated by the ratio of sales-to-listings, which reached .69, and the 8% increase (to 1,054) in sales over June 1988. Sales to date totalled 5,260, 13% ahead of last year.
- With this increase in sales, the average resale house price increased to \$91,281 from \$90,502 last month. The new housing price index jumped sharply to 100.7 in May, up nearly 2% in one month and up 8% over 1988.

TABLE 1

JUN-89

HOUSING STARTS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMIS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|---------------------------|---------|-------|-----|-----|-------|--|
| CALGARY | 528 | 44 | 0 | 0 | 572 | 67 |
| CAMROSE | 1 | 0 | 0 | 0 | 1 | 67 |
| EDMONTON M.A. | 425 | 16 | 35 | 0 | 476 | 9 |
| FORT MCMURRAY | 1 | 0 | 0 | 0 | 1 | 80 |
| GRANDE PRAIRIE | 26 | 0 | 0 | 0 | 26 | 86 |
| LETHBRIDGE | 5 | 2 | 0 | 0 | 7 | 85 |
| LLOYDMINSTER (ALTA. PART) | 3 | 0 | 0 | 0 | 3 | 200 |
| MEDICINE HAT | 16 | 0 | 0 | 0 | 16 | 14 |
| RED DEER | 26 | 4 | 16 | 0 | 46 | 23 |
| WETASKIWIN | 8 | 0 | 0 | 0 | 8 | 167 |
| OTHER CENTRES ** | 16 | 2 | 0 | 0 | 18 | 29 |
| TOTAL | 1055 | 68 | 51 | 0 | 1174 | 25 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

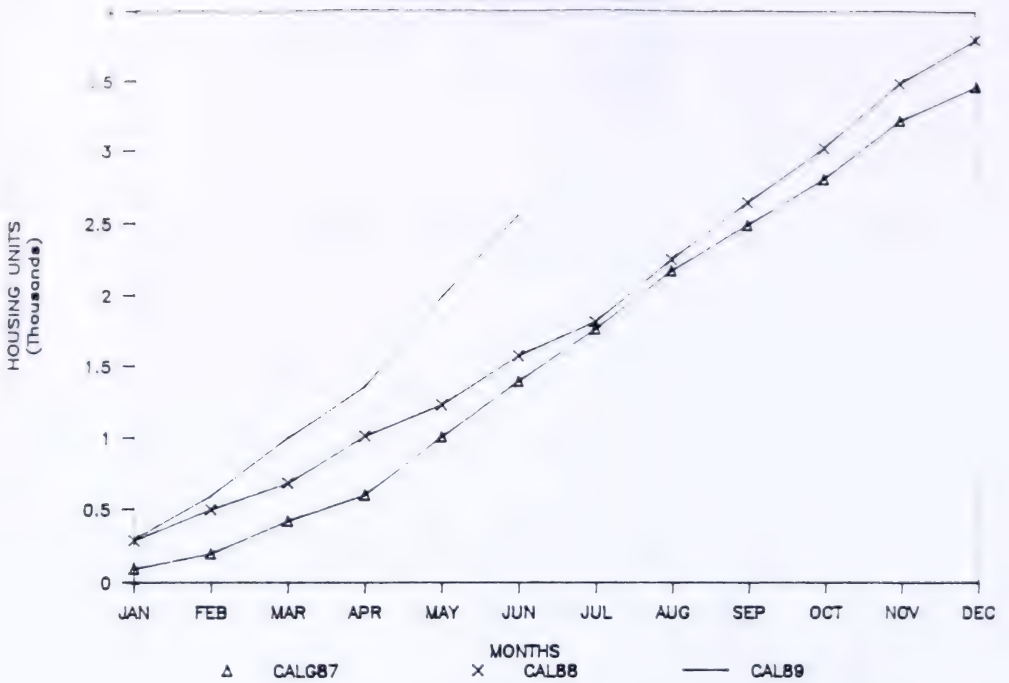


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

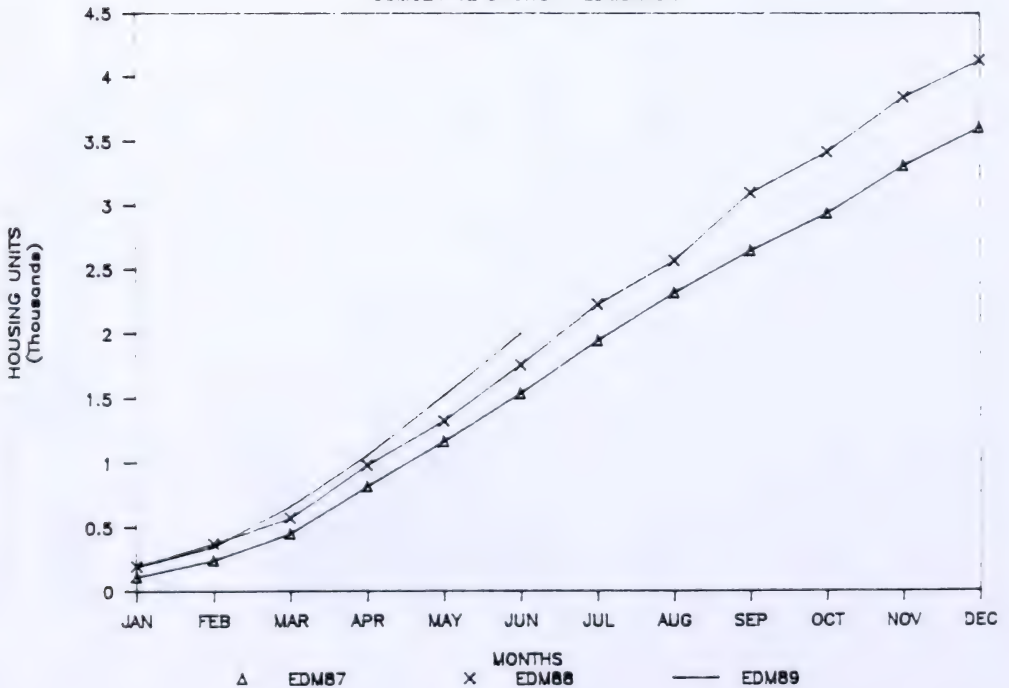


TABLE 2

JUN-89

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

| CITY | SINGLES | SEMIS | ROW | APT | TOTAL | PERCENT CHANGE IN TOTAL STARTS |
|---------------------------|-----------|-----------|-----------|-----------|-----------|--------------------------------------|
| | 1988 1989 | 1988 1989 | 1988 1989 | 1988 1989 | 1988 1989 | |
| CALGARY | 1523 2300 | 22 120 | 25 148 | 11 0 | 1581 2568 | 62 |
| CAMROSE | 10 14 | 0 0 | 0 0 | 0 20 | 10 34 | 240 |
| EDMONTON M.A. | 1625 1678 | 68 108 | 44 128 | 26 87 | 1763 2001 | 13 |
| FORT MCMURRAY | 11 6 | 0 0 | 0 0 | 0 0 | 11 6 | 45 |
| GRANDE PRAIRIE | 57 93 | 2 0 | 0 0 | 0 0 | 59 93 | 58 |
| LETHBRIDGE | 78 62 | 4 4 | 0 0 | 0 0 | 82 66 | -20 |
| LLOYDMINSTER (ALTA. PART) | 6 15 | 0 2 | 0 0 | 0 0 | 6 17 | 183 |
| MEDICINE HAT | 58 78 | 6 2 | 0 0 | 7 39 | 71 119 | 68 |
| RED DEER | 91 101 | 4 20 | 85 22 | 0 12 | 180 155 | -14 |
| WETASKIWIN | 17 19 | 2 0 | 6 0 | 0 0 | 25 19 | -24 |
| OTHER CENTRES ** | 34 36 | 2 4 | 0 0 | 0 0 | 36 40 | 11 |
| TOTAL | 3510 4402 | 110 260 | 160 298 | 44 158 | 3824 5118 | 34 |
| PERCENT CHANGE BY TYPE | 25 | 136 | 86 | 259 | 34 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

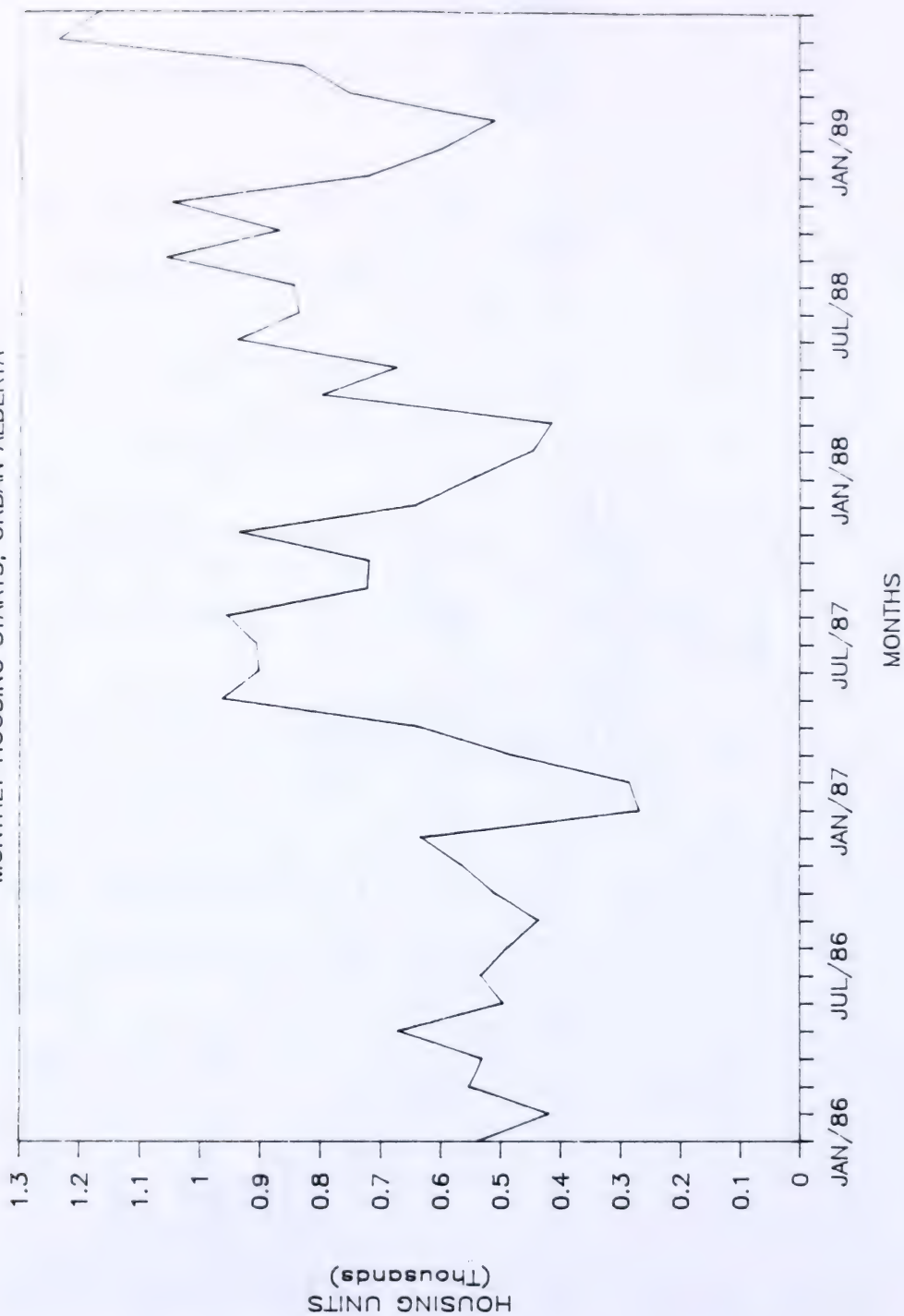


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1988-1989

| | 1988 | 1989 | PERCENT CHANGE |
|-----------|------|------|----------------|
| JANUARY | 547 | 600 | 10 |
| FEBRUARY | 447 | 513 | 15 |
| MARCH | 416 | 755 | 81 |
| APRIL | 799 | 834 | 4 |
| MAY | 675 | 1242 | 84 |
| JUNE | 940 | 1174 | 25 |
| JULY | 838 | | |
| AUGUST | 847 | | |
| SEPTEMBER | 1060 | | |
| OCTOBER | 871 | | |
| NOVEMBER | 1050 | | |
| DECEMBER | 722 | | |
| TOTAL | 9212 | 5118 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

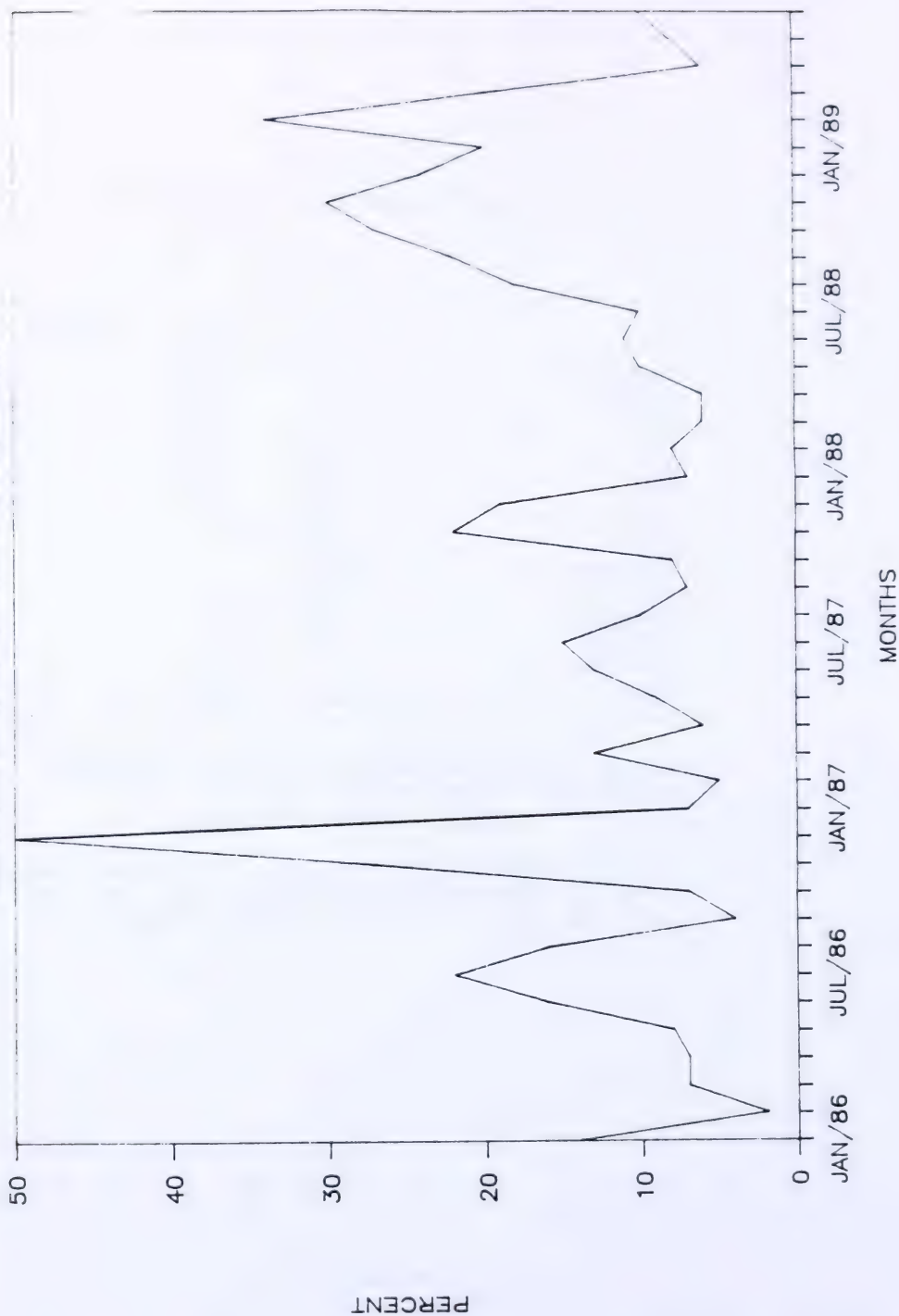


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

| 1988-1989 | | | | |
|-----------|-------|---------|-------|-----------------------------------|
| 1988 | | | | |
| | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL |
| JANUARY | 547 | 508 | 39 | 7 |
| FEBRUARY | 447 | 413 | 34 | 8 |
| MARCH | 416 | 390 | 26 | 6 |
| APRIL | 799 | 754 | 45 | 6 |
| MAY | 675 | 610 | 65 | 10 |
| JUNE | 940 | 835 | 105 | 11 |
| JULY | 838 | 753 | 85 | 10 |
| AUGUST | 847 | 694 | 153 | 18 |
| SEPTEMBER | 1060 | 826 | 234 | 22 |
| OCTOBER | 871 | 633 | 238 | 27 |
| NOVEMBER | 1050 | 740 | 310 | 30 |
| DECEMBER | 722 | 547 | 175 | 24 |
| TOTAL | 9212 | 7703 | 1509 | 16 |
| 1989 | | | | |
| JANUARY | 600 | 478 | 122 | 20 |
| FEBRUARY | 513 | 340 | 173 | 34 |
| MARCH | 755 | 606 | 149 | 20 |
| APRIL | 834 | 780 | 54 | 6 |
| MAY | 1242 | 1143 | 99 | 8 |
| JUNE | 1174 | 1055 | 119 | 10 |
| JULY | | | | |
| AUGUST | | | | |
| SEPTEMBER | | | | |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| TOTAL | 5118 | 4402 | 716 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A
MULTIPLES AS % OF STARTS, CALGARY

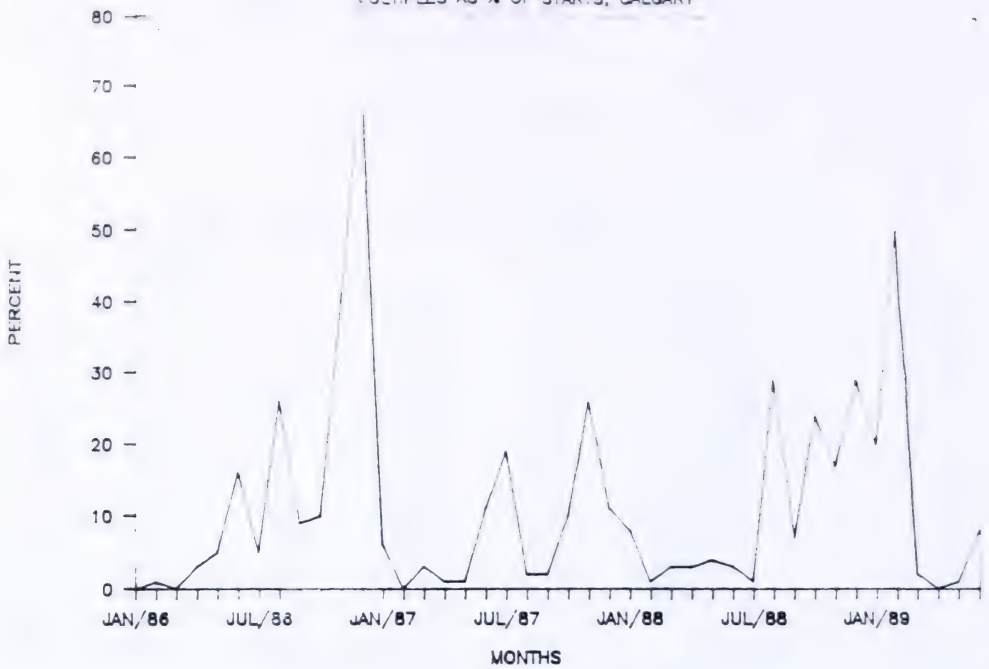


FIGURE 4B
MULTIPLES AS % OF STARTS, EDMONTON

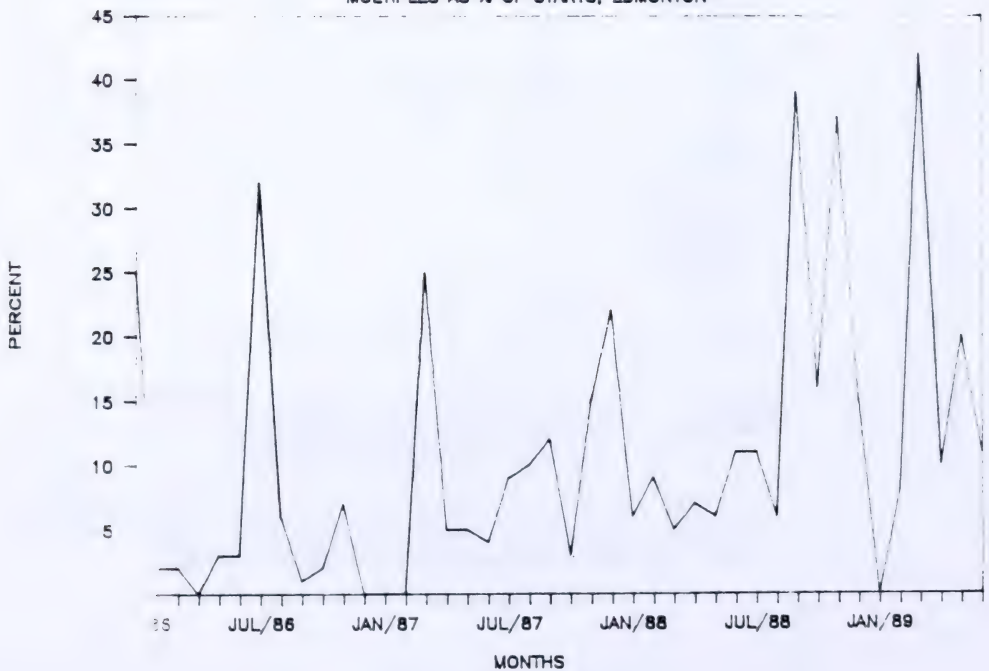


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

| 1988 | | | | | EDMONTON(METRO) | | | | |
|-----------|---------|-------|-----------------------------------|-------|-----------------|-------|-----------------------------------|-----|----|
| CALGARY | | 1988 | | | EDMONTON(METRO) | | | | |
| TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL | | |
| JANUARY | 290 | 268 | 22 | 8 | JANUARY | 200 | 188 | 12 | 6 |
| FEBRUARY | 214 | 212 | 2 | 1 | FEBRUARY | 174 | 159 | 15 | 9 |
| MARCH | 183 | 177 | 6 | 3 | MARCH | 201 | 190 | 11 | 5 |
| APRIL | 334 | 325 | 9 | 3 | APRIL | 409 | 379 | 30 | 7 |
| MAY | 217 | 209 | 8 | 4 | MAY | 342 | 320 | 22 | 6 |
| JUNE | 343 | 332 | 11 | 3 | JUNE | 437 | 389 | 48 | 11 |
| JULY | 241 | 239 | 2 | 1 | JULY | 466 | 415 | 51 | 11 |
| AUGUST | 439 | 313 | 126 | 29 | AUGUST | 343 | 322 | 21 | 6 |
| SEPTEMBER | 396 | 368 | 28 | 7 | SEPTEMBER | 527 | 323 | 204 | 39 |
| OCTOBER | 377 | 285 | 92 | 24 | OCTOBER | 320 | 270 | 50 | 16 |
| NOVEMBER | 455 | 377 | 78 | 17 | NOVEMBER | 427 | 271 | 156 | 37 |
| DECEMBER | 311 | 222 | 89 | 29 | DECEMBER | 287 | 243 | 44 | 15 |
| TOTAL | 3800 | 3327 | 473 | 12 | TOTAL | 4133 | 3469 | 664 | 16 |
| 1989 | | | | | EDMONTON(METRO) | | | | |
| CALGARY | | 1989 | | | EDMONTON(METRO) | | | | |
| JANUARY | 297 | 239 | 58 | 20 | JANUARY | 193 | 193 | 0 | 0 |
| FEBRUARY | 301 | 149 | 152 | 50 | FEBRUARY | 158 | 146 | 12 | 8 |
| MARCH | 407 | 397 | 10 | 2 | MARCH | 313 | 182 | 131 | 42 |
| APRIL | 358 | 358 | 0 | 0 | APRIL | 395 | 357 | 38 | 10 |
| MAY | 633 | 629 | 4 | 1 | MAY | 466 | 375 | 91 | 20 |
| JUNE | 572 | 528 | 44 | 8 | JUNE | 476 | 425 | 51 | 11 |
| JULY | | | | | JULY | | | | |
| AUGUST | | | | | AUGUST | | | | |
| SEPTEMBER | | | | | SEPTEMBER | | | | |
| OCTOBER | | | | | OCTOBER | | | | |
| NOVEMBER | | | | | NOVEMBER | | | | |
| DECEMBER | | | | | DECEMBER | | | | |
| TOTAL | 2568 | 2300 | 268 | | TOTAL | 2001 | 1678 | 323 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

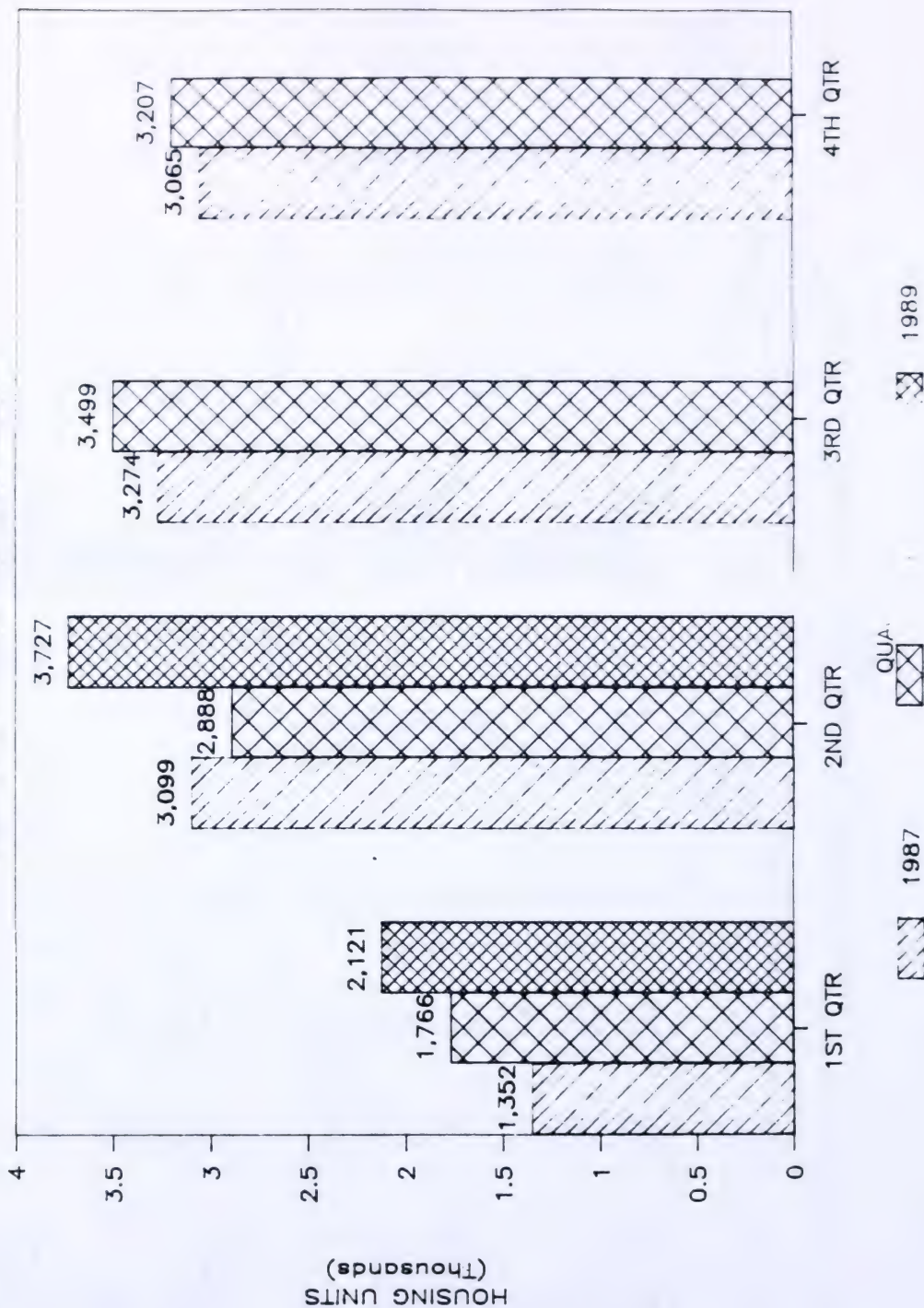


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

| | 1988 - 1989 | |
|----------------|-------------|-------------------|
| | 1988 | 1989 |
| | | PERCENT CHANGE |
| FIRST QUARTER | 1766 | 2121 |
| SECOND QUARTER | 2888 | 3727 |
| THIRD QUARTER | 3499 | |
| FOURTH QUARTER | 3207 | |
| | ----- | ----- |
| TOTAL | 11360 | 5848 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

JUN-89

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|---------------------------|---------|------|-----|-----|-------|--|
| CALGARY | 448 | 14 | 0 | 0 | 462 | 30 |
| CAMROSE | 2 | 0 | 0 | 0 | 2 | 50 |
| EDMONTON M.A. | 303 | 14 | 32 | 0 | 349 | 4 |
| FORT MCMURRAY | 1 | 0 | 0 | 0 | 1 | 0 |
| GRANDE PRAIRIE | 11 | 0 | 0 | 0 | 11 | 31 |
| LETHBRIDGE | 22 | 0 | 0 | 0 | 22 | 4 |
| LLOYDMINSTER (ALTA. PART) | 6 | 2 | 0 | 0 | 8 | * |
| MEDICINE HAT | 14 | 0 | 0 | 0 | 14 | 7 |
| RED DEER | 9 | 4 | 0 | 0 | 13 | 7 |
| WETASKIWIN | 4 | 0 | 0 | 0 | 4 | 73 |
| OTHER CENTRES ** | 9 | 0 | 0 | 0 | 9 | 50 |
| TOTAL | 829 | 34 | 32 | 0 | 895 | 14 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

JUN-89

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMIS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|---------------------------|---------|-------|-----|-----|-------|--|
| CALGARY | 1682 | 264 | 245 | 7 | 2198 | 37 |
| CAMROSE | 9 | 0 | 0 | 20 | 29 | 222 |
| EDMONTON M.A. | 1366 | 146 | 115 | 329 | 1956 | 50 |
| FORT MCMURRAY | 5 | 0 | 0 | 0 | 5 | 55 |
| GRANDE PRAIRIE | 69 | 0 | 0 | 0 | 69 | 64 |
| LETHBRIDGE | 53 | 10 | 3 | 49 | 115 | 67 |
| LLOYDMINSTER (ALTA. PART) | 12 | 2 | 0 | 0 | 14 | 1300 |
| MEDICINE HAT | 60 | 2 | 0 | 39 | 101 | 11 |
| RED DEER | 63 | 6 | 40 | 0 | 109 | 16 |
| WETASKIWIN | 15 | 0 | 0 | 0 | 15 | 25 |
| OTHER CENTRES ** | 32 | 4 | 4 | 0 | 40 | 60 |
| TOTAL | 3366 | 434 | 407 | 444 | 4651 | 40 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

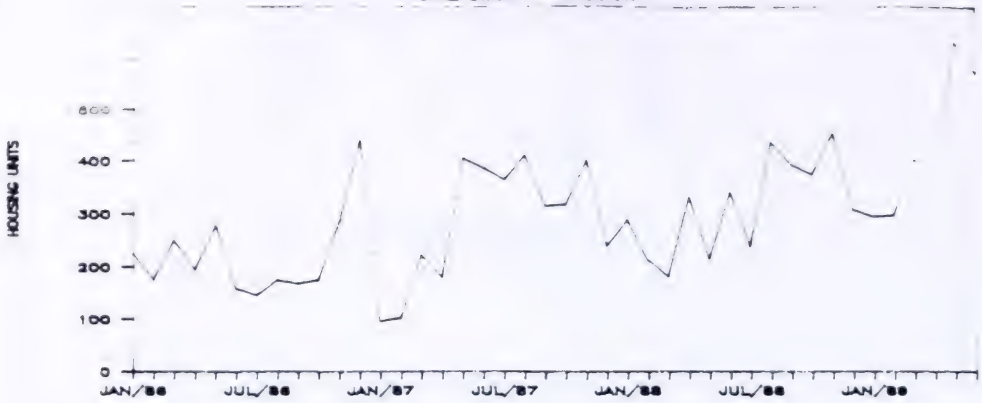


FIGURE 6B
COMPLETIONS - CALGARY

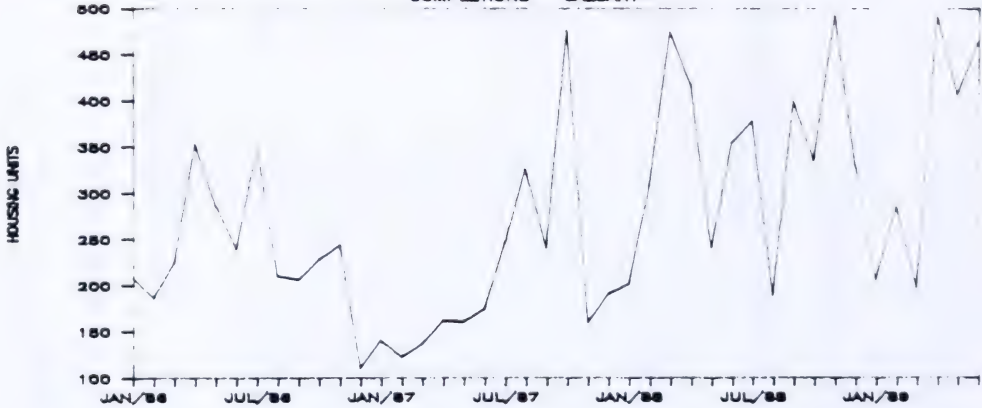


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

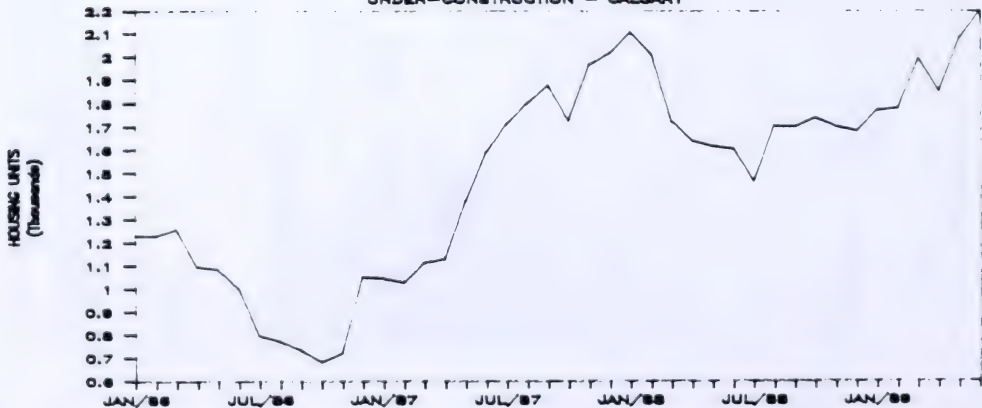


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

| ----- 1988 ----- | | | |
|------------------------|--------|-------------|--------------------|
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| ----- | | | |
| JANUARY | 290 | 202 | 2107 |
| FEBRUARY | 214 | 308 | 2013 |
| MARCH | 183 | 474 | 1722 |
| APRIL | 334 | 418 | 1638 |
| MAY | 217 | 241 | 1614 |
| JUNE | 343 | 355 | 1602 |
| JULY | 241 | 378 | 1464 |
| AUGUST | 439 | 189 | 1705 |
| SEPTEMBER | 396 | 399 | 1700 |
| OCTOBER | 377 | 336 | 1740 |
| NOVEMBER | 455 | 492 | 1701 |
| DECEMBER | 311 | 331 | 1681 |
| ----- 1989 ----- | | | |
| JANUARY | 297 | 206 | 1772 |
| FEBRUARY | 301 | 285 | 1783 |
| MARCH | 407 | 198 | 1992 |
| APRIL | 358 | 491 | 1854 |
| MAY | 633 | 407 | 2080 |
| JUNE | 572 | 462 | 2198 |
| JULY | | | |
| AUGUST | | | |
| SEPTEMBER | | | |
| OCTOBER | | | |
| NOVEMBER | | | |
| DECEMBER | | | |
| ----- | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

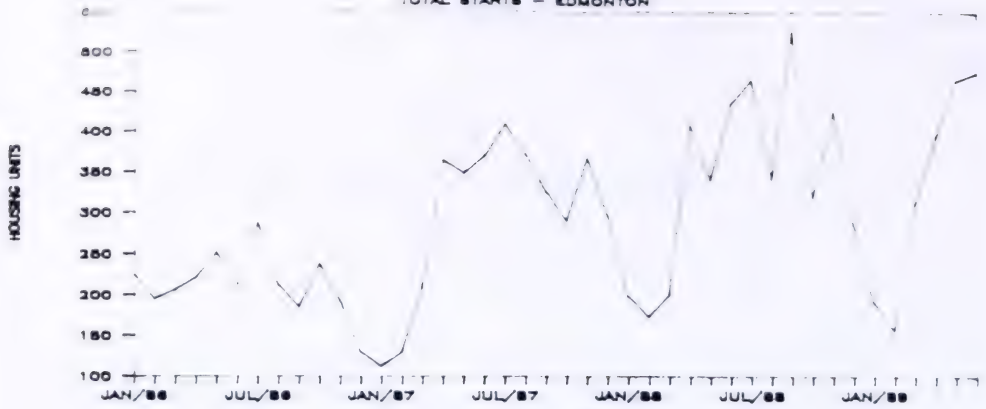


FIGURE 7B
COMPLETIONS - EDMONTON

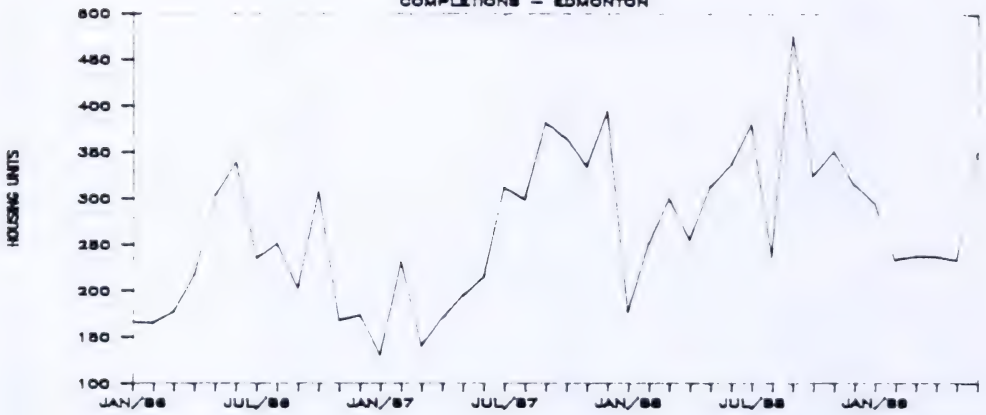


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

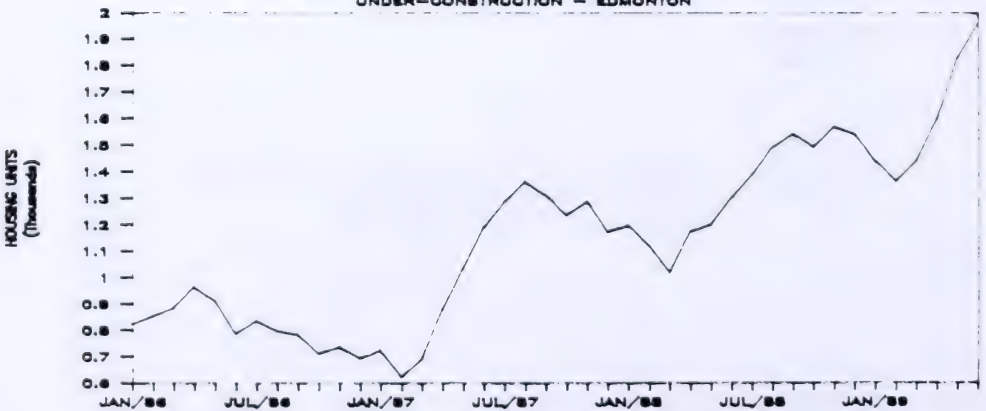


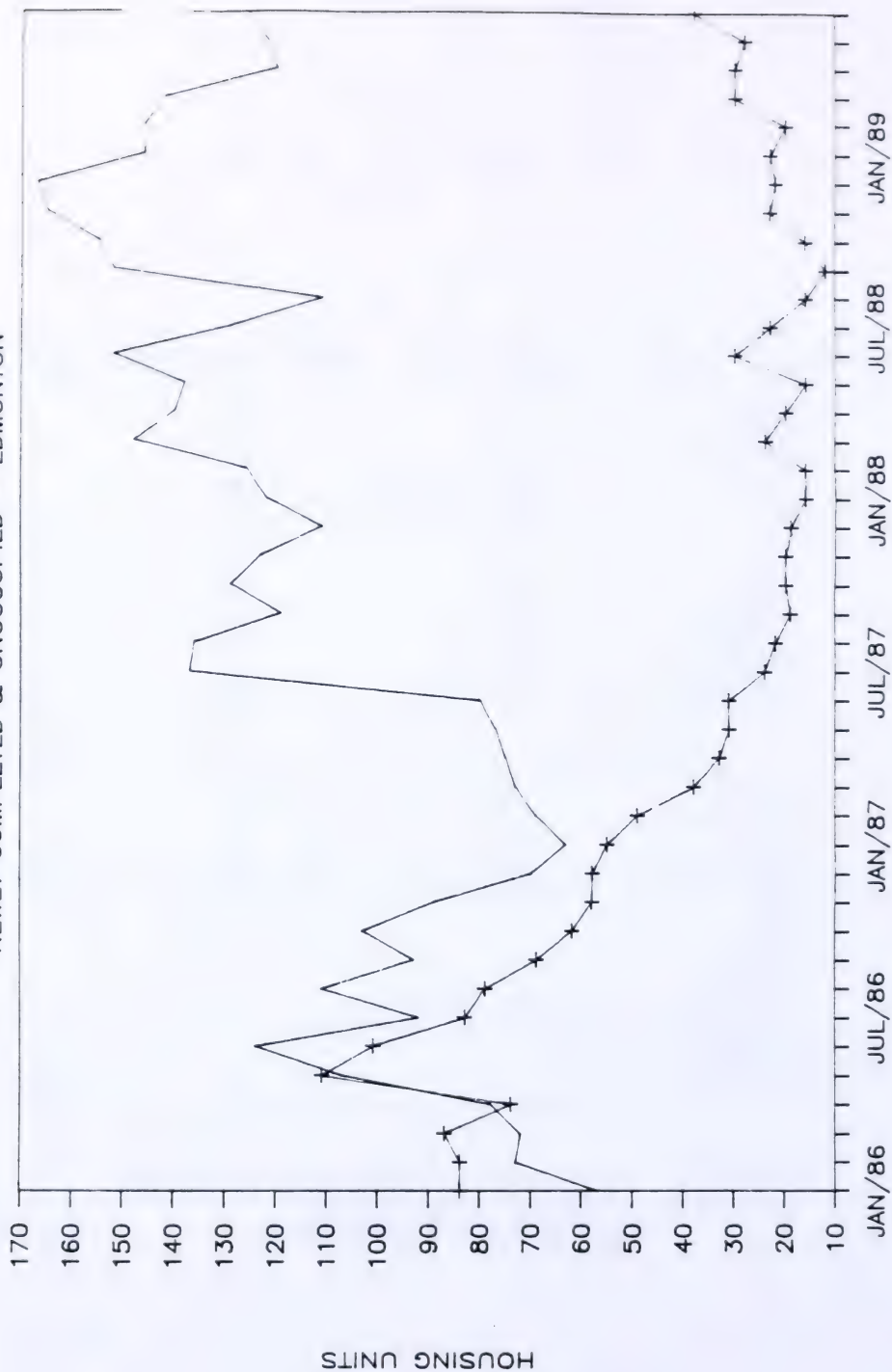
TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

| ----- 1988 ----- | | | |
|------------------------|--------|-------------|--------------------|
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| ----- | | | |
| JANUARY | 200 | 177 | 1195 |
| FEBRUARY | 174 | 251 | 1118 |
| MARCH | 201 | 300 | 1019 |
| APRIL | 409 | 256 | 1173 |
| MAY | 342 | 313 | 1202 |
| JUNE | 437 | 337 | 1302 |
| JULY | 466 | 380 | 1388 |
| AUGUST | 343 | 237 | 1491 |
| SEPTEMBER | 527 | 476 | 1543 |
| OCTOBER | 320 | 325 | 1493 |
| NOVEMBER | 427 | 351 | 1569 |
| DECEMBER | 287 | 315 | 1541 |
| ----- 1989 ----- | | | |
| JANUARY | 193 | 295 | 1440 |
| FEBRUARY | 158 | 234 | 1364 |
| MARCH | 313 | 238 | 1439 |
| APRIL | 395 | 237 | 1596 |
| MAY | 466 | 233 | 1829 |
| JUNE | 476 | 349 | 1956 |
| JULY | | | |
| AUGUST | | | |
| SEPTEMBER | | | |
| OCTOBER | | | |
| NOVEMBER | | | |
| DECEMBER | | | |
| ----- | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON



— SINGLES & DUPL.

+ APARTS. & R.HOUSES

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLEXES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| 1988 | | | | | |
| JANUARY | 122 | 16 | 138 | 177 | 55 |
| FEBRUARY | 126 | 16 | 142 | 251 | 63 |
| MARCH | 148 | 24 | 172 | 300 | 61 |
| APRIL | 140 | 20 | 160 | 256 | 63 |
| MAY | 138 | 16 | 154 | 313 | 67 |
| JUNE | 152 | 30 | 182 | 337 | 63 |
| JULY | 129 | 23 | 152 | 380 | 73 |
| AUGUST | 111 | 16 | 127 | 237 | 67 |
| SEPTEMBER | 152 | 12 | 164 | 476 | 73 |
| OCTOBER | 155 | 16 | 171 | 325 | 65 |
| NOVEMBER | 165 | 23 | 188 | 351 | 64 |
| DECEMBER | 167 | 22 | 189 | 315 | 62 |
| 1989 | | | | | |
| JANUARY | 146 | 23 | 169 | 295 | 65 |
| FEBRUARY | 146 | 20 | 166 | 234 | 59 |
| MARCH | 142 | 30 | 172 | 238 | 57 |
| APRIL | 120 | 30 | 150 | 237 | 63 |
| MAY | 122 | 28 | 150 | 233 | 61 |
| JUNE | 126 | 38 | 164 | 349 | 67 |
| JULY | | | | | |
| AUGUST | | | | | |
| SEPTEMBER | | | | | |
| OCTOBER | | | | | |
| NOVEMBER | | | | | |
| DECEMBER | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

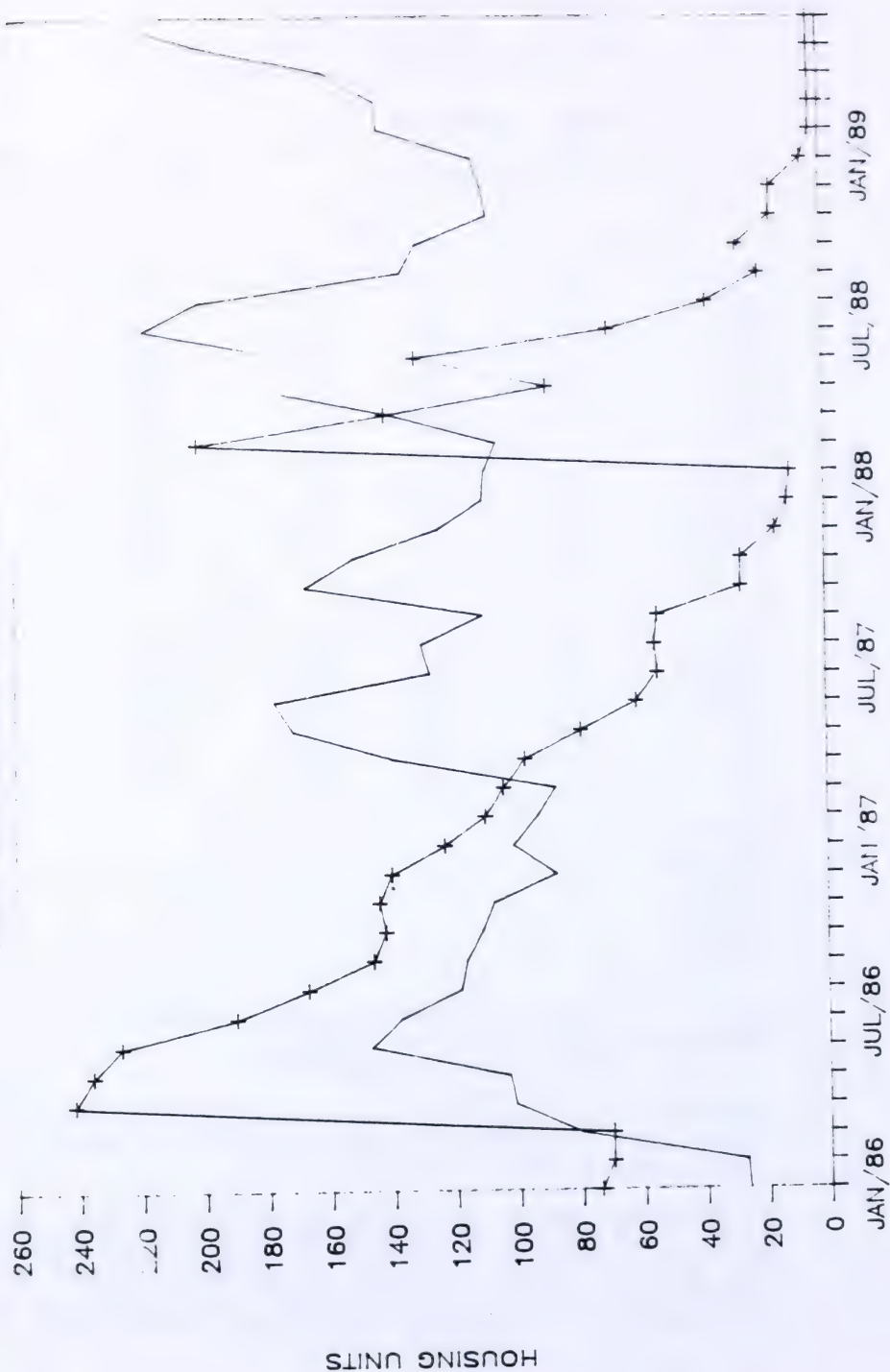
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED -- CALGARY



SINGLES & DUPL. + APARTS. & R.HOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLEXES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| ----- | | | | | |
| 1988 | | | | | |
| JANUARY | 110 | 12 | 122 | 202 | 64 |
| FEBRUARY | 109 | 11 | 120 | 308 | 72 |
| MARCH | 105 | 201 | 306 | 474 | 48 |
| APRIL | 139 | 141 | 280 | 418 | 61 |
| MAY | 184 | 89 | 273 | 241 | 48 |
| JUNE | 170 | 131 | 301 | 355 | 52 |
| JULY | 218 | 69 | 287 | 378 | 58 |
| AUGUST | 200 | 37 | 237 | 189 | 50 |
| SEPTEMBER | 135 | 20 | 155 | 399 | 76 |
| OCTOBER | 130 | 27 | 157 | 336 | 68 |
| NOVEMBER | 107 | 16 | 123 | 492 | 81 |
| DECEMBER | 109 | 16 | 125 | 331 | 72 |
| ----- | | | | | |
| 1989 | | | | | |
| JANUARY | 112 | 6 | 118 | 206 | 64 |
| FEBRUARY | 142 | 3 | 145 | 285 | 64 |
| MARCH | 143 | 3 | 146 | 198 | 57 |
| APRIL | 159 | 3 | 162 | 491 | 75 |
| MAY | 201 | 3 | 204 | 407 | 64 |
| JUNE | 230 | 3 | 233 | 462 | 65 |
| JULY | | | | | |
| AUGUST | | | | | |
| SEPTEMBER | | | | | |
| OCTOBER | | | | | |
| NOVEMBER | | | | | |
| DECEMBER | | | | | |
| ----- | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

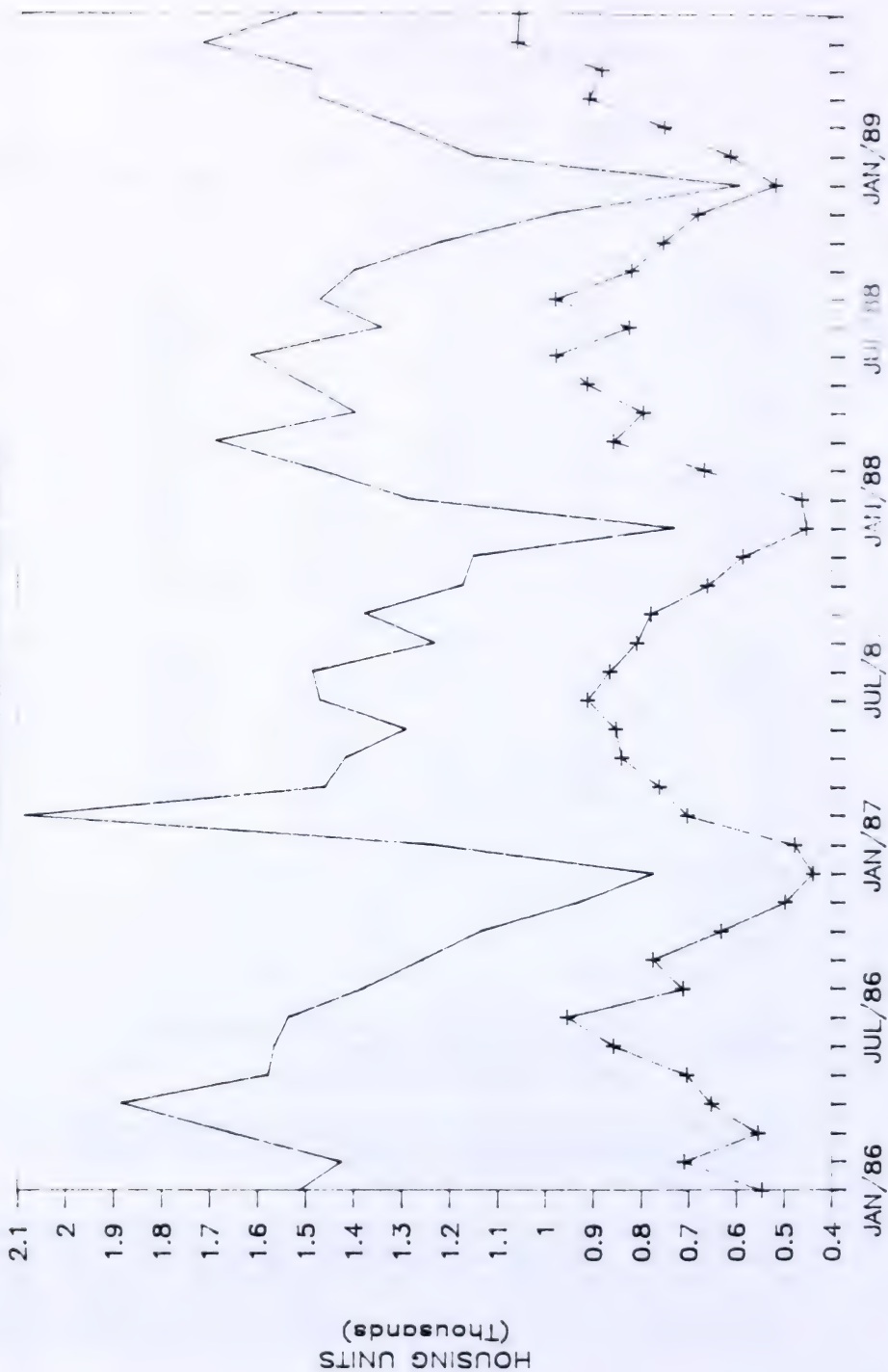
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
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THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES



LISTINGS

SALES

TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE
EDMONTON

| 1988 | | | | |
|-----------|----------|-------|----------------------------------|-----------------------------|
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1288 | 463 | .36 | 77982 |
| FEBRUARY | 1478 | 667 | .45 | 76385 |
| MARCH | 1688 | 858 | .51 | 78935 |
| APRIL | 1397 | 795 | .57 | 82004 |
| MAY | 1502 | 913 | .61 | 81285 |
| JUNE | 1616 | 978 | .61 | 85636 |
| JULY | 1343 | 824 | .61 | 85372 |
| AUGUST | 1472 | 979 | .67 | 83181 |
| SEPTEMBER | 1398 | 818 | .59 | 82881 |
| OCTOBER | 1218 | 751 | .62 | 82043 |
| NOVEMBER | 978 | 678 | .69 | 85120 |
| DECEMBER | 590 | 515 | .87 | 81271 |
| 1989 | | | | |
| JANUARY | 1150 | 610 | .53 | 82311 |
| FEBRUARY | 1297 | 750 | .58 | 84760 |
| MARCH | 1474 | 908 | .62 | 87552 |
| APRIL | 1491 | 880 | .59 | 86301 |
| MAY | 1719 | 1058 | .62 | 90502 |
| JUNE | 1522 | 1054 | .69 | 91281 |
| JULY | | | | |
| AUGUST | | | | |
| SEPTEMBER | | | | |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

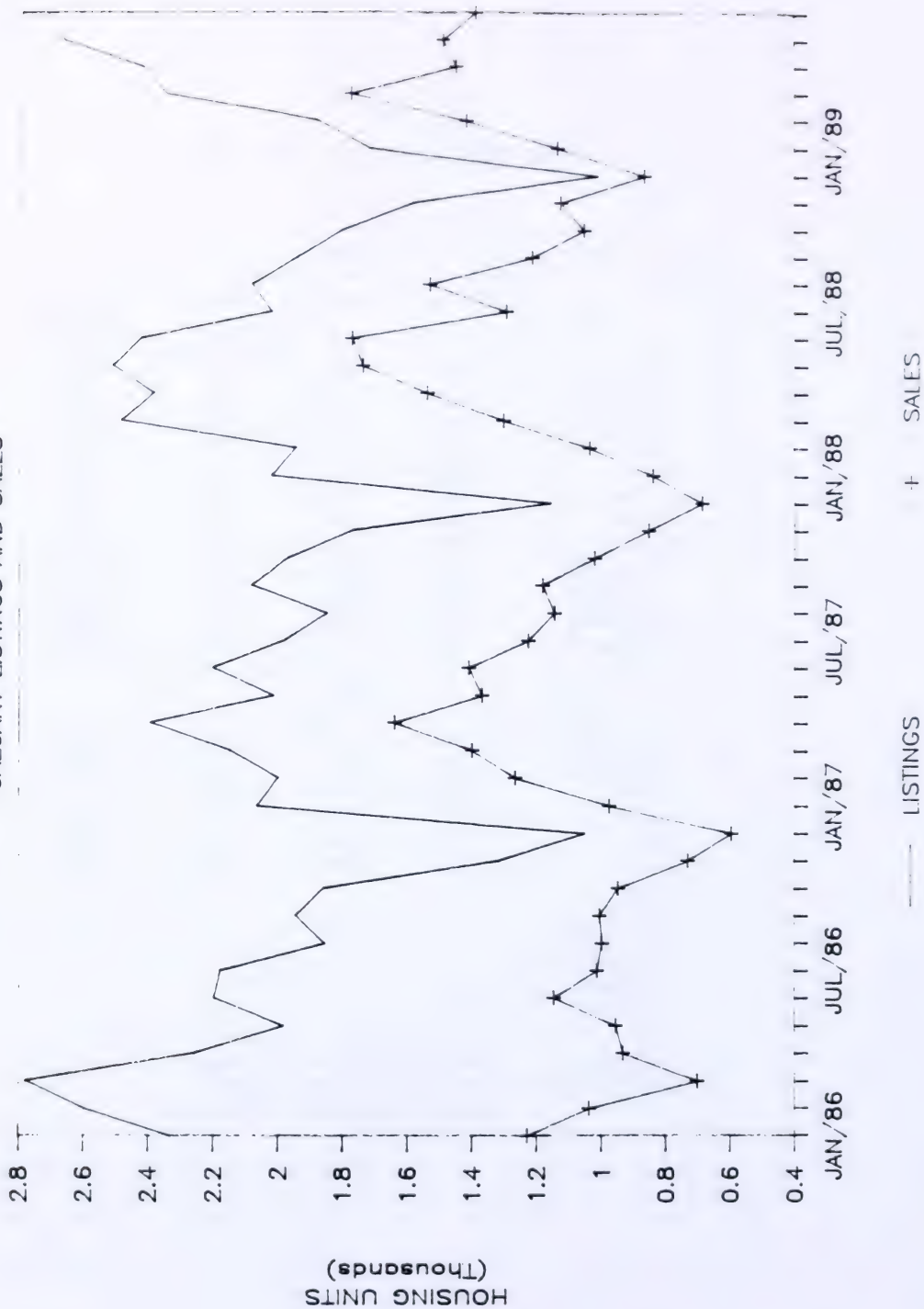


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

| CALGARY | | | | |
|--|----------|-------|----------------------------------|-----------------------------|
| 1988 | | | | |
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1945 | 841 | .43 | 90623 |
| FEBRUARY | 1945 | 1038 | .53 | 91213 |
| MARCH | 2485 | 1305 | .53 | 96389 |
| APRIL | 2384 | 1541 | .65 | 98765 |
| MAY | 2512 | 1740 | .69 | 99368 |
| JUNE | 2422 | 1774 | .73 | 101695 |
| JULY | 2019 | 1295 | .64 | 104129 |
| AUGUST | 2083 | 1532 | .74 | 99602 |
| SEPTEMBER | 1941 | 1214 | .63 | 101425 |
| OCTOBER | 1803 | 1054 | .58 | 100538 |
| NOVEMBER | 1582 | 1127 | .71 | 103471 |
| DECEMBER | 1010 | 866 | .86 | 101210 |
| 1989 | | | | |
| JANUARY | 1721 | 1138 | .66 | 99141 |
| FEBRUARY | 1880 | 1421 | .76 | 106355 |
| MARCH | 2349 | 1778 | .76 | 109406 |
| APRIL | 2423 | 1453 | .60 | 112019 |
| MAY | 2666 | 1494 | .56 | 111169 |
| JUNE | 2722 | 1393 | .51 | 110751 |
| JULY | | | | |
| AUGUST | | | | |
| SEPTEMBER | | | | |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| SOURCE: CALGARY REAL ESTATE BOARD | | | | |
| PREPARED BY: ALBERTA MUNICIPAL AFFAIRS | | | | |
| HOUSING PLANNING SECRETARIAT | | | | |

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

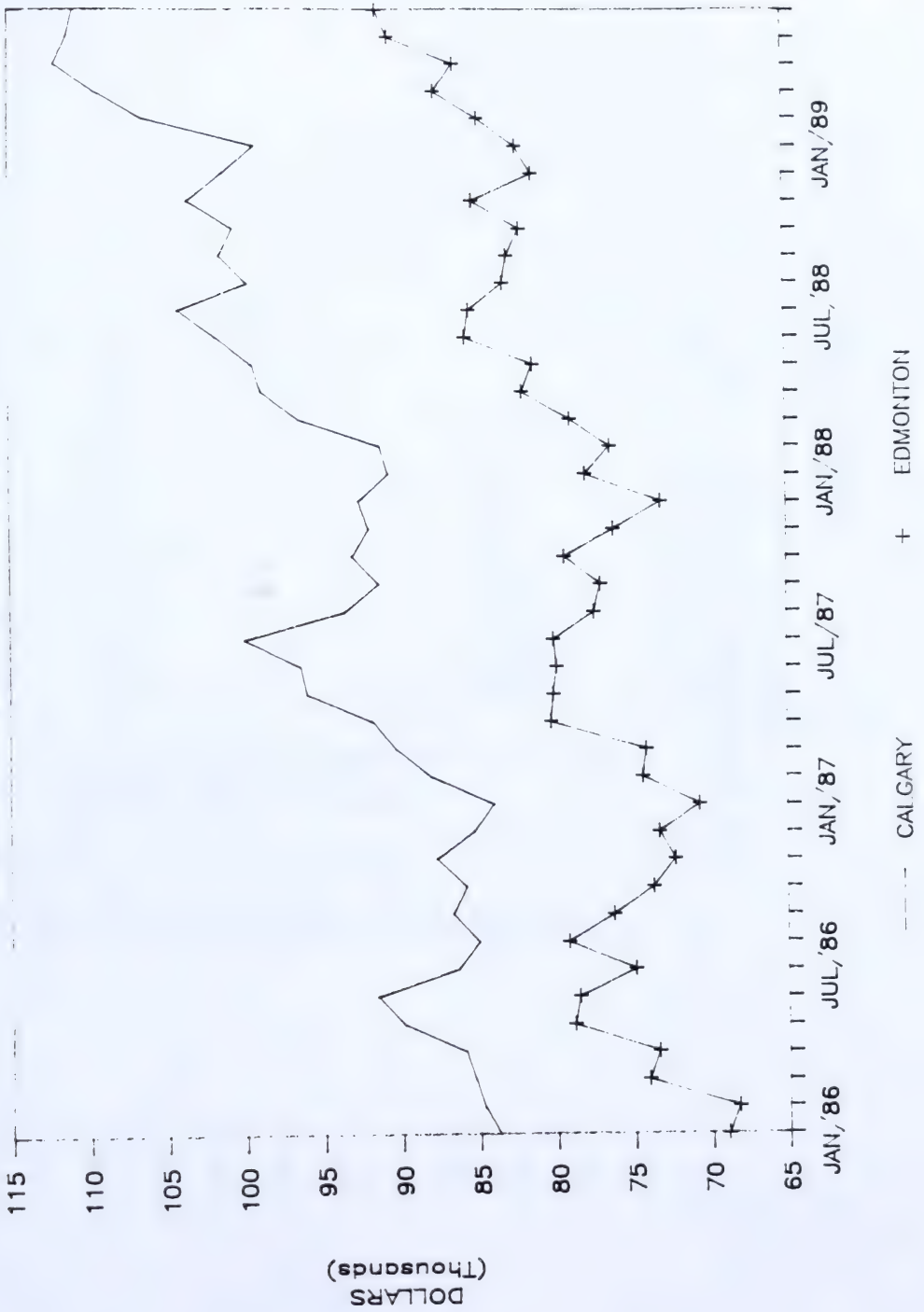


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

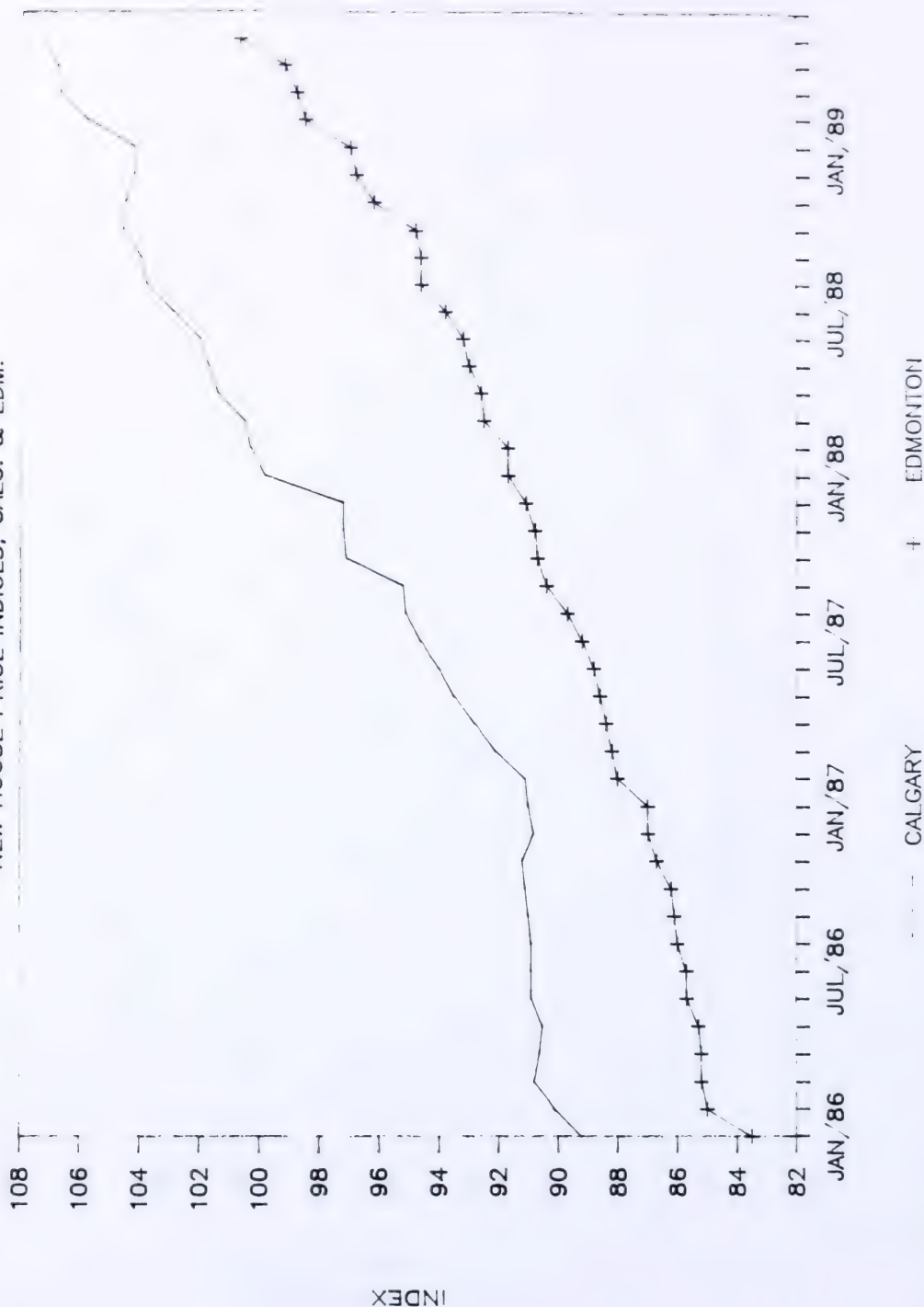


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

| CALGARY** | | | EDMONTON*** | | |
|-----------|-------|-------|-------------|------|-------|
| | 1988 | 1989 | | 1988 | 1989 |
| JANUARY | 99.8 | 104.2 | JANUARY | 91.7 | 97.0 |
| FEBRUARY | 100.3 | 105.8 | FEBRUARY | 91.7 | 98.5 |
| MARCH | 100.5 | 106.7 | MARCH | 92.5 | 98.8 |
| APRIL | 101.4 | 106.8 | APRIL | 92.6 | 99.2 |
| MAY | 101.7 | 107.3 | MAY | 93.0 | 100.7 |
| JUNE | 101.7 | | JUNE | 93.0 | |
| JULY | 102.9 | | JULY | 93.8 | |
| AUGUST | 103.8 | | AUGUST | 94.6 | |
| SEPTEMBER | 104.0 | | SEPTEMBER | 94.6 | |
| OCTOBER | 104.6 | | OCTOBER | 94.8 | |
| NOVEMBER | 104.5 | | NOVEMBER | 96.2 | |
| DECEMBER | 104.2 | | DECEMBER | 96.8 | |

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

SEP - 6 1989

RESIDENTIAL CONSTRUCTION IN ALBERTA

JULY 1989

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION
IN ALBERTA
JULY 1989

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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* * * *

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HIGHLIGHTS

Alberta

- In the second quarter, housing starts jumped sharply to 3,727 units, up 29% from 2,888 for 1988. The 5,848 starts for the first half of 1989 were 26% ahead of last year's level (4,654).

Urban Alberta

- A total of 1,498 units were started in urban Alberta for July 1989. Last year's urban starts for July was 838.
- Cumulative total starts in July rose by 42% to 6,616 units from 4,662 in July 1988.
- Resource based centers continued to show dismal changes in housing construction activities. Over the last seven months, Fort McMurray had 7 total starts while Lloydminster had 23 total starts.

Calgary

- In Calgary July total starts was 741 units, compared to 241 units in July 1988. These figures are the highest for monthly total starts over the last four years.
- To date, 3,309 starts have been realized, compared to 1,822 units in July 1988. Of these cumulative starts, multiples were up to 504 units from 60 last year same month.
- The number of houses under construction were 2,232 up 52.5% from 1,464 last year's July. New completions also went up 20% to 454 units from 378 units last year same month.
- Resale market dropped slightly to 1,213 units sold in July 1989 from 1,295 units last year same month. More than half of the houses listed for sale, were sold in the same month.

- In Calgary the average re-sale price for July was \$109,500 compared to \$110,700 in June this year. In July 1988 the average price was \$104,000. New house price index is still on the increase.

Edmonton

- Total starts in Edmonton were 624 units, which is a new record high in the last four years. Of these units 166 were multiples. The July starts represented a 34% increase in residential construction activities since July 1988, when 466 units were started, including 51 multiples.
- Cumulative total starts rose to 2,625 units from 2,229 in July 1988. Multiple starts accumulated to 489 units compared to 189 for July 1988.
- Houses under construction were 2,010 units which is a new peak over the last four years, while completions increased by 47% to 558 units from 380 in July 1988.
- House resale market is slightly higher than it was a year ago. In July, 959 units were sold, compared to 824 units sold in July 1988. The ratio of sales to listings is around 0.6; slightly lower than it was a year ago.
- July's average resale price was \$88,400 compared with \$85,400 for July 1988, or 3.6% higher than last year and a 3% drop from the previous month. Prices for new homes is still on the rise in Edmonton.

TABLE 1

JUL-89

HOUSING STARTS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|--------------------------|---------|------|-----|-----|-------|--|
| CALGARY | 505 | 12 | 180 | 44 | 741 | 207 |
| CAMROSE | 7 | 0 | 4 | 0 | 11 | 175 |
| EDMONTON M.A. | 458 | 14 | 66 | 86 | 624 | 34 |
| FORT MCMURRAY | 1 | 0 | 0 | 0 | 1 | -83 |
| GRANDE PRAIRIE | 14 | 0 | 0 | 0 | 14 | -7 |
| LETHBRIDGE | 26 | 0 | 0 | 8 | 34 | 0 |
| LLOYDMINSTER(ALTA. PART) | 6 | 0 | 0 | 0 | 6 | 40 |
| MEDICINE HAT | 26 | 0 | 0 | 0 | 26 | -26 |
| RED DEER | 14 | 4 | 0 | 0 | 18 | 14 |
| WETASKIWIN | 5 | 0 | 0 | 0 | 5 | 25 |
| OTHER CENTRES ** | 18 | 0 | 0 | 0 | 18 | 800 |
| TOTAL | 1080 | 30 | 250 | 138 | 1498 | 79 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

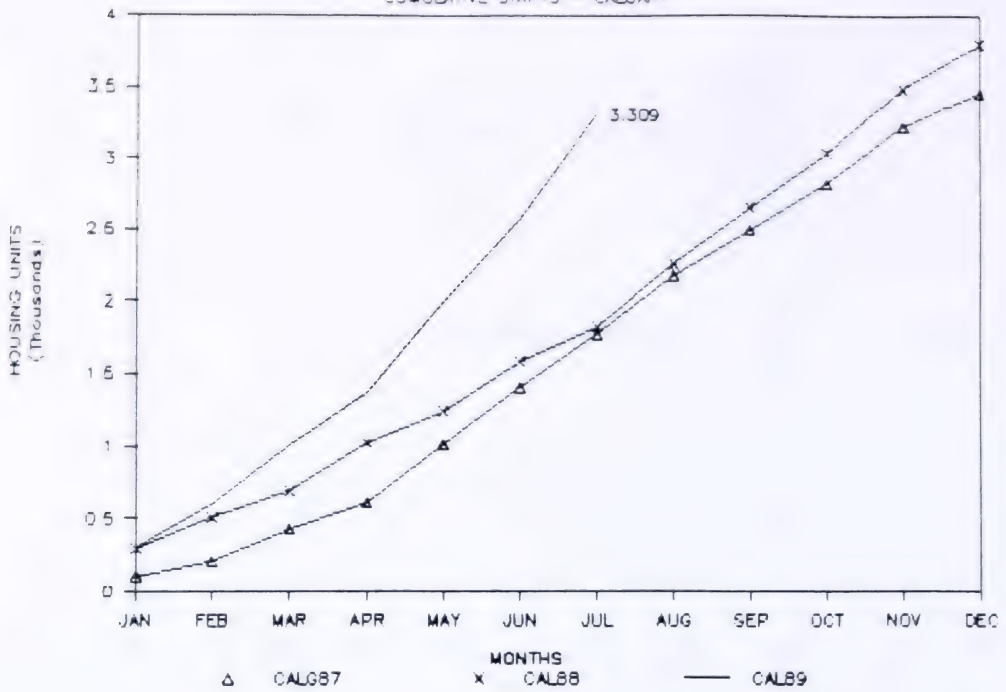


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

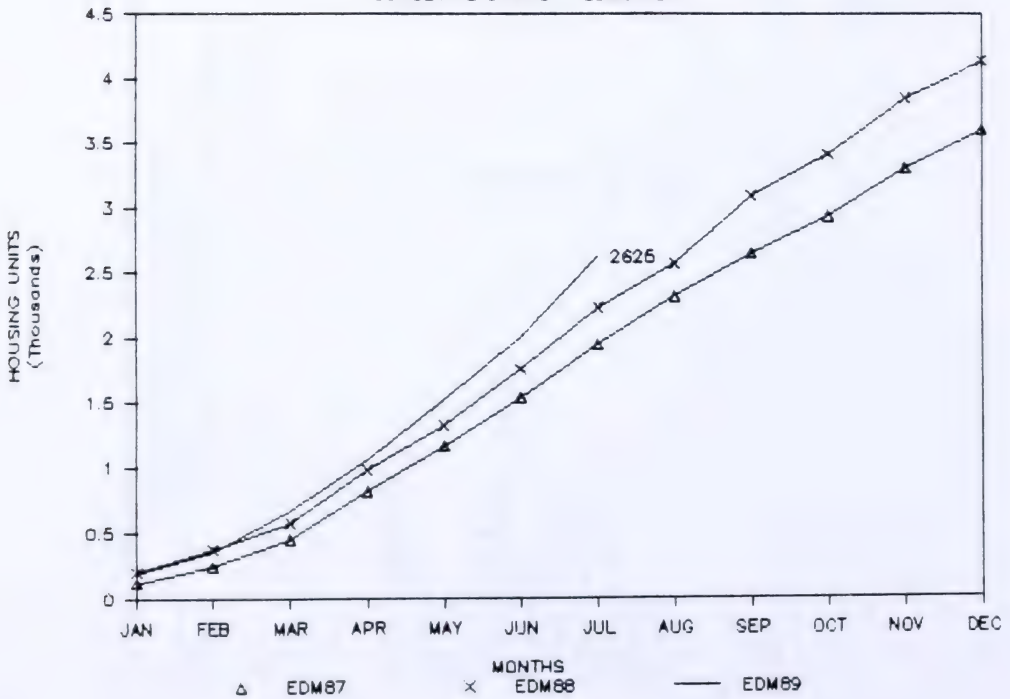


TABLE 2

JUL-89

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

| CITY | SINGLES | | SEMS | | ROW | | APT | | TOTAL | PERCENT CHANGE IN TOTAL STARTS |
|---------------------------|---------|------|------|------|------|------|------|------|-------|--------------------------------------|
| | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 |
| CALGARY | 1762 | 2805 | 24 | 132 | 25 | 328 | 11 | 44 | 1822 | 3309 |
| CAMROSE | 10 | 21 | 0 | 0 | 4 | 4 | 0 | 20 | 14 | 45 |
| EDMONTON M.A. | 2040 | 2136 | 78 | 122 | 85 | 194 | 26 | 173 | 2229 | 2625 |
| FORT MCMURRAY | 17 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 7 |
| GRANDE PRAIRIE | 72 | 107 | 2 | 0 | 0 | 0 | 0 | 0 | 74 | 107 |
| LETHBRIDGE | 110 | 88 | 6 | 4 | 0 | 0 | 0 | 8 | 116 | 100 |
| LLOYDMINSTER (ALTA. PART) | 16 | 21 | 0 | 2 | 0 | 0 | 0 | 0 | 16 | 23 |
| MEDICINE HAT | 75 | 104 | 6 | 2 | 18 | 0 | 7 | 39 | 106 | 145 |
| RED DEER | 104 | 115 | 4 | 24 | 93 | 22 | 0 | 12 | 201 | 173 |
| WETASKIWIN | 21 | 24 | 2 | 0 | 6 | 0 | 0 | 0 | 29 | 24 |
| OTHER CENTRES ** | 36 | 54 | 2 | 4 | 0 | 0 | 0 | 0 | 38 | 58 |
| TOTAL | 4263 | 5482 | 124 | 290 | 231 | 548 | 44 | 296 | 4662 | 6616 |
| PERCENT CHANGE BY TYPE | 29 | | 134 | | 137 | | 573 | | 42 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

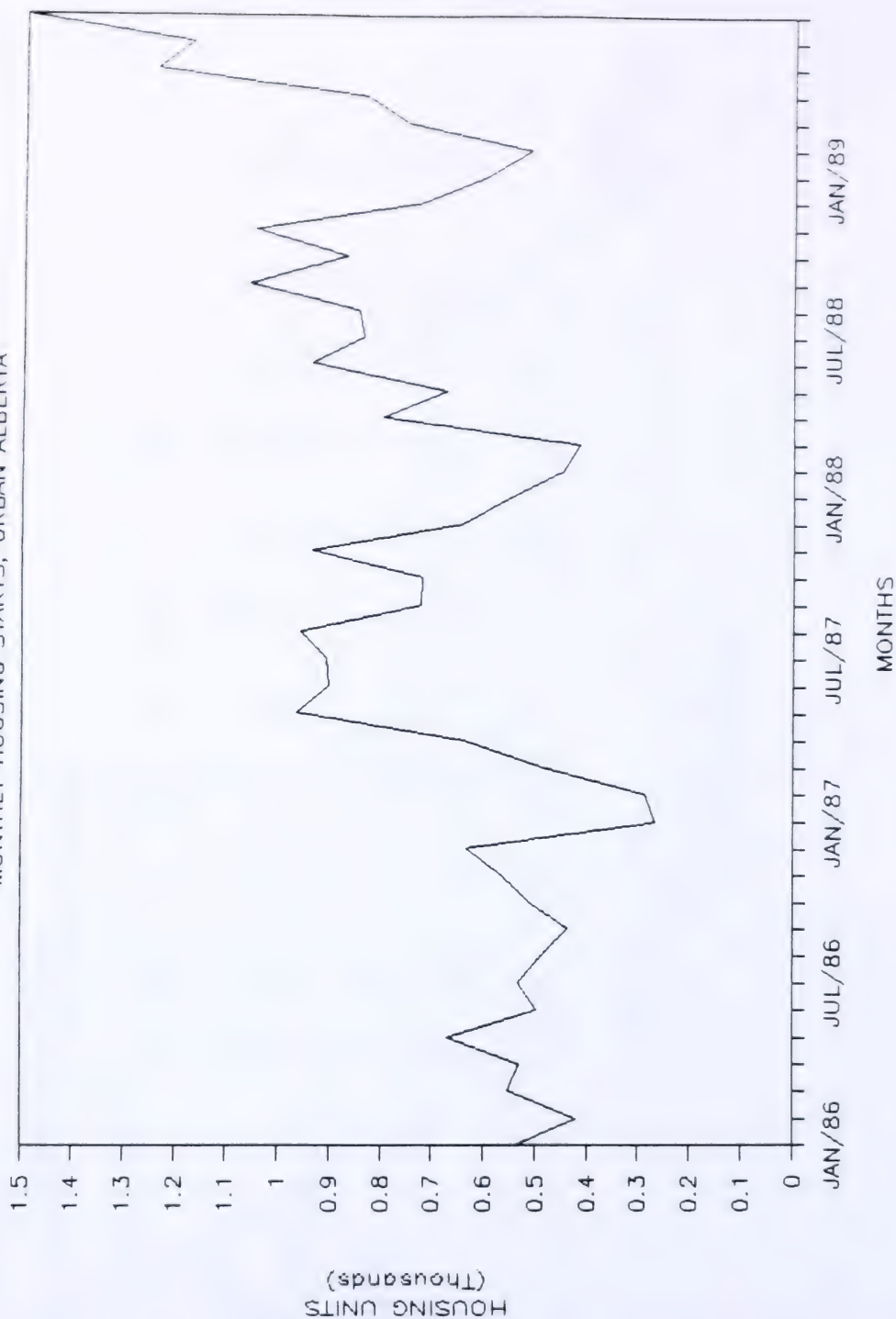


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1988-1989

| | 1988 | 1989 | PERCENT CHANGE |
|-----------|------|------|----------------|
| JANUARY | 547 | 600 | 10 |
| FEBRUARY | 447 | 513 | 15 |
| MARCH | 416 | 755 | 81 |
| APRIL | 799 | 834 | 4 |
| MAY | 675 | 1242 | 84 |
| JUNE | 940 | 1174 | 25 |
| JULY | 838 | 1498 | 79 |
| AUGUST | 847 | | |
| SEPTEMBER | 1060 | | |
| OCTOBER | 871 | | |
| NOVEMBER | 1050 | | |
| DECEMBER | 722 | | |
| TOTAL | 9212 | 6616 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

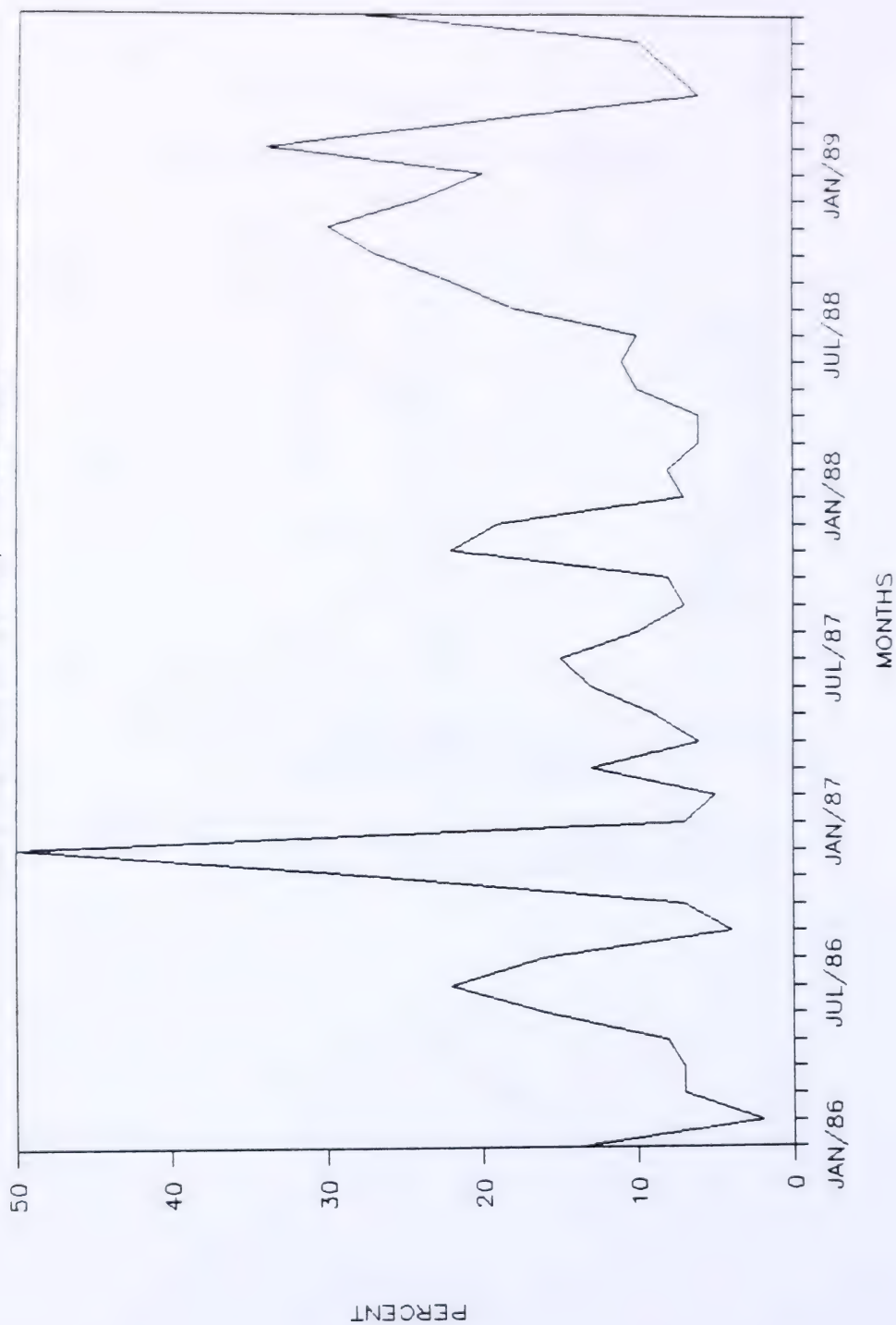


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

| 1988-1989 | | | | |
|-----------|-------|---------|-------|-----------------------------------|
| 1988 | | | | |
| | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL |
| JANUARY | 547 | 508 | 39 | 7 |
| FEBRUARY | 447 | 413 | 34 | 8 |
| MARCH | 416 | 390 | 26 | 6 |
| APRIL | 799 | 754 | 45 | 6 |
| MAY | 675 | 610 | 65 | 10 |
| JUNE | 940 | 835 | 105 | 11 |
| JULY | 838 | 753 | 85 | 10 |
| AUGUST | 847 | 694 | 153 | 18 |
| SEPTEMBER | 1060 | 826 | 234 | 22 |
| OCTOBER | 871 | 633 | 238 | 27 |
| NOVEMBER | 1050 | 740 | 310 | 30 |
| DECEMBER | 722 | 547 | 175 | 24 |
| TOTAL | 9212 | 7703 | 1509 | 16 |
| 1989 | | | | |
| JANUARY | 600 | 478 | 122 | 20 |
| FEBRUARY | 513 | 340 | 173 | 34 |
| MARCH | 755 | 606 | 149 | 20 |
| APRIL | 834 | 780 | 54 | 6 |
| MAY | 1242 | 1143 | 99 | 8 |
| JUNE | 1174 | 1055 | 119 | 10 |
| JULY | 1498 | 1080 | 418 | 28 |
| AUGUST | | | | |
| SEPTEMBER | | | | |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| TOTAL | 6616 | 5482 | 1134 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

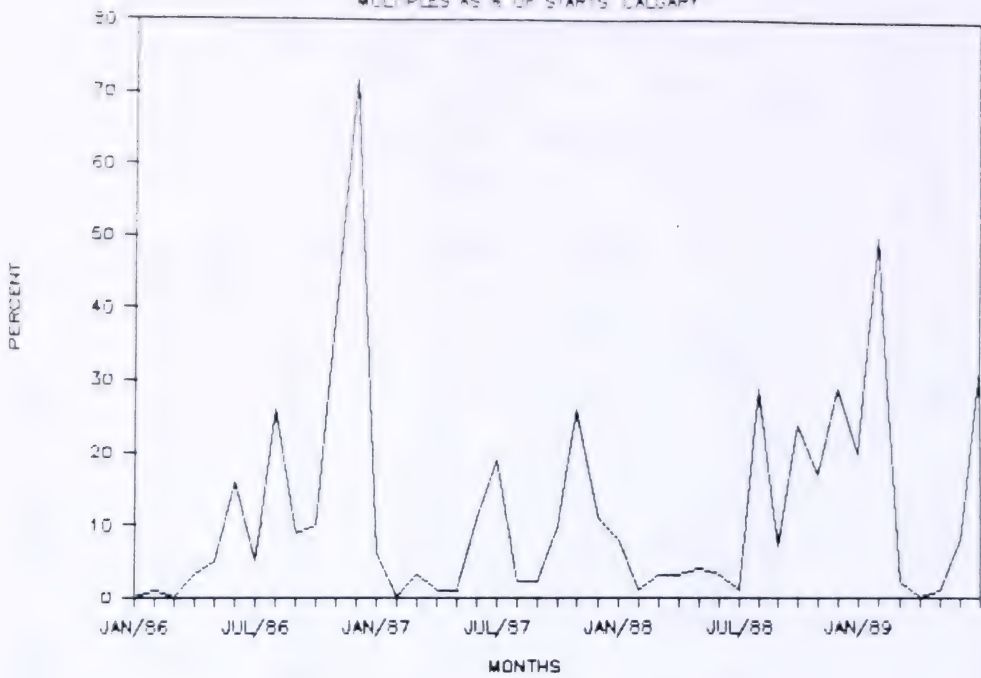


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

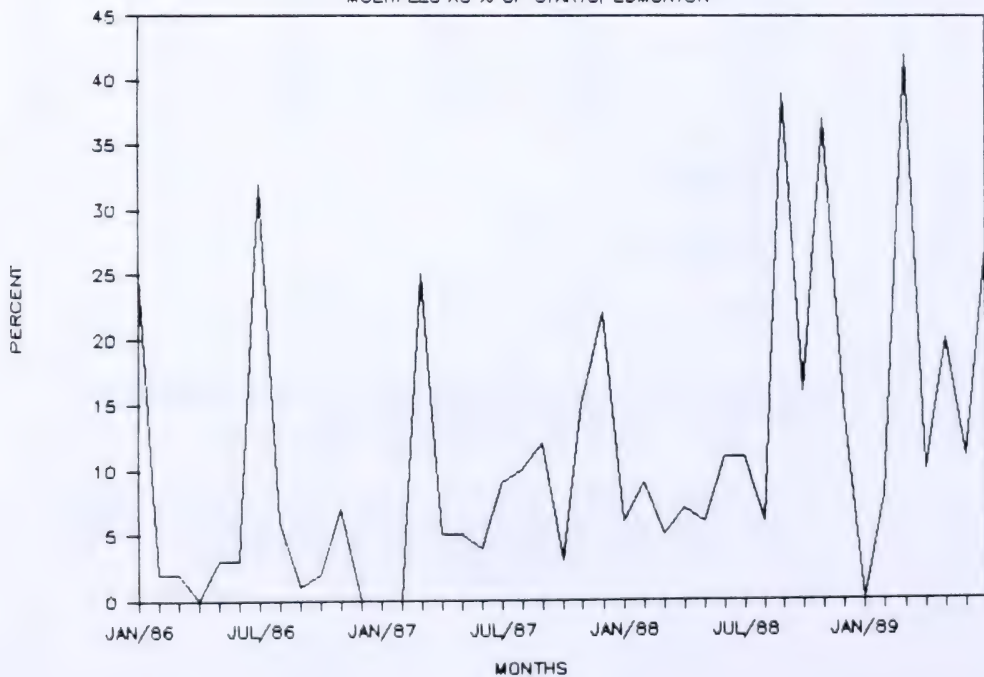


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

| 1988 | | | | | | EDMONTON(METRO) | | | | | |
|-----------|---------|-------|-----------------------------------|-------|-----------|-----------------|-----------------------------------|-------|---------|-------|-----------------------------------|
| CALGARY | | | 1988 | | | EDMONTON(METRO) | | | | | |
| TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL |
| JANUARY | 290 | 268 | 22 | 8 | JANUARY | 200 | 188 | 12 | 6 | | |
| FEBRUARY | 214 | 212 | 2 | 1 | FEBRUARY | 174 | 159 | 15 | 9 | | |
| MARCH | 183 | 177 | 6 | 3 | MARCH | 201 | 190 | 11 | 5 | | |
| APRIL | 334 | 325 | 9 | 3 | APRIL | 409 | 379 | 30 | 7 | | |
| MAY | 217 | 209 | 8 | 4 | MAY | 342 | 320 | 22 | 6 | | |
| JUNE | 343 | 332 | 11 | 3 | JUNE | 437 | 389 | 48 | 11 | | |
| JULY | 241 | 239 | 2 | 1 | JULY | 466 | 415 | 51 | 11 | | |
| AUGUST | 439 | 313 | 126 | 29 | AUGUST | 343 | 322 | 21 | 6 | | |
| SEPTEMBER | 396 | 368 | 28 | 7 | SEPTEMBER | 527 | 323 | 204 | 39 | | |
| OCTOBER | 377 | 285 | 92 | 24 | OCTOBER | 320 | 270 | 50 | 16 | | |
| NOVEMBER | 455 | 377 | 78 | 17 | NOVEMBER | 427 | 271 | 156 | 37 | | |
| DECEMBER | 311 | 222 | 89 | 29 | DECEMBER | 287 | 243 | 44 | 15 | | |
| TOTAL | 3800 | 3327 | 473 | 12 | TOTAL | 4133 | 3469 | 664 | 16 | | |
| 1989 | | | | | | EDMONTON(METRO) | | | | | |
| CALGARY | | | 1989 | | | EDMONTON(METRO) | | | | | |
| JANUARY | 297 | 239 | 58 | 20 | JANUARY | 193 | 193 | 0 | 0 | | |
| FEBRUARY | 301 | 149 | 152 | 50 | FEBRUARY | 158 | 146 | 12 | 8 | | |
| MARCH | 407 | 397 | 10 | 2 | MARCH | 313 | 182 | 131 | 42 | | |
| APRIL | 358 | 358 | 0 | 0 | APRIL | 395 | 357 | 38 | 10 | | |
| MAY | 633 | 629 | 4 | 1 | MAY | 466 | 375 | 91 | 20 | | |
| JUNE | 572 | 528 | 44 | 8 | JUNE | 476 | 425 | 51 | 11 | | |
| JULY | 741 | 505 | 236 | 32 | JULY | 624 | 458 | 166 | 27 | | |
| AUGUST | | | | | AUGUST | | | | | | |
| SEPTEMBER | | | | | SEPTEMBER | | | | | | |
| OCTOBER | | | | | OCTOBER | | | | | | |
| NOVEMBER | | | | | NOVEMBER | | | | | | |
| DECEMBER | | | | | DECEMBER | | | | | | |
| TOTAL | 3309 | 2805 | 504 | | TOTAL | 2625 | 2136 | 489 | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

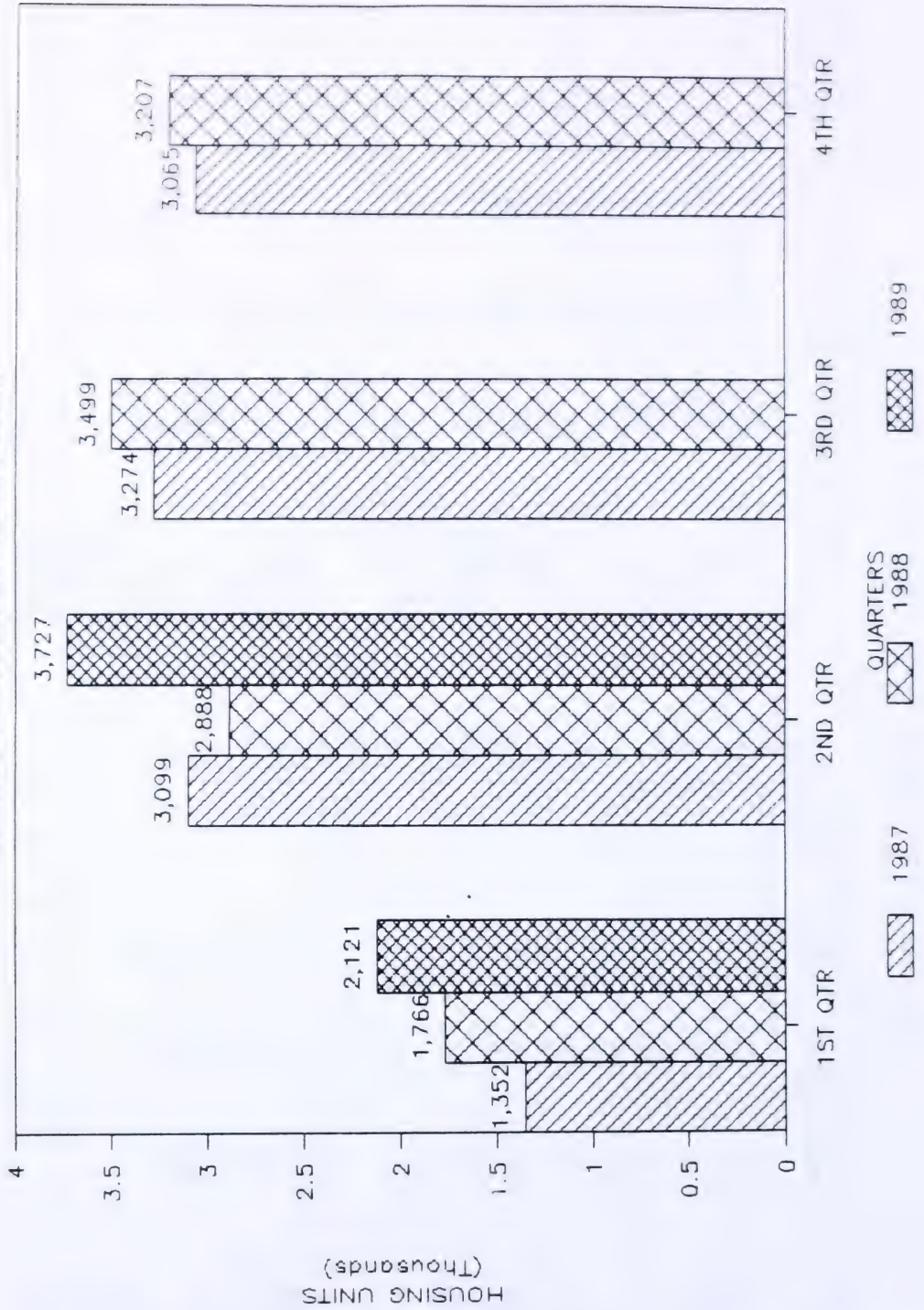


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1988 - 1989

| | 1988 | 1989 | PERCENT CHANGE |
|----------------|-------|------|-------------------|
| FIRST QUARTER | 1766 | 2121 | 20 |
| SECOND QUARTER | 2888 | 3727 | 29 |
| THIRD QUARTER | 3499 | | |
| FOURTH QUARTER | 3207 | | |
| | ---- | ---- | ---- |
| TOTAL | 11360 | 5848 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

JUL-89

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|--------------------------|---------|------|-----|-----|-------|--|
| CALGARY | 424 | 8 | 22 | 0 | 454 | 20 |
| CAMROSE | 4 | 0 | 0 | 0 | 4 | 33 |
| EDMONTON M.A. | 318 | 50 | 27 | 163 | 558 | 47 |
| FORT MCMURRAY | 3 | 0 | 0 | 0 | 3 | 200 |
| GRANDE PRAIRIE | 9 | 0 | 0 | 0 | 9 | 50 |
| LETHBRIDGE | 10 | 0 | 3 | 16 | 29 | 53 |
| LLOYDMINSTER(ALTA. PART) | 4 | 0 | 0 | 0 | 4 | * |
| MEDICINE HAT | 7 | 0 | 0 | 3 | 10 | 71 |
| RED DEER | 25 | 2 | 12 | 0 | 39 | 95 |
| WETASKIWIN | 1 | 0 | 0 | 0 | 1 | 67 |
| OTHER CENTRES ** | 8 | 0 | 0 | 0 | 8 | 300 |
| TOTAL | 813 | 60 | 64 | 182 | 1119 | 32 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

JUL-89

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMIS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|---------------------------|---------|-------|-----|-----|-------|--|
| CALGARY | 1741 | 270 | 170 | 51 | 2232 | 52 |
| CAMROSE | 12 | 0 | 4 | 20 | 36 | 260 |
| EDMONTON M.A. | 1505 | 110 | 144 | 251 | 2010 | 45 |
| FORT MCMURRAY | 3 | 0 | 0 | 0 | 3 | 81 |
| GRANDE PRAIRIE | 74 | 0 | 0 | 0 | 74 | 45 |
| LETHBRIDGE | 69 | 10 | 0 | 41 | 120 | 43 |
| LLOYDMINSTER (ALTA. PART) | 14 | 2 | 0 | 0 | 16 | 45 |
| MEDICINE HAT | 79 | 2 | 0 | 39 | 120 | 6 |
| RED DEER | 52 | 8 | 28 | 0 | 88 | 32 |
| WETASKIWIN | 19 | 0 | 0 | 0 | 19 | 46 |
| OTHER CENTRES ** | 42 | 4 | 4 | 0 | 50 | 100 |
| TOTAL | 3610 | 406 | 350 | 402 | 4768 | 44 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

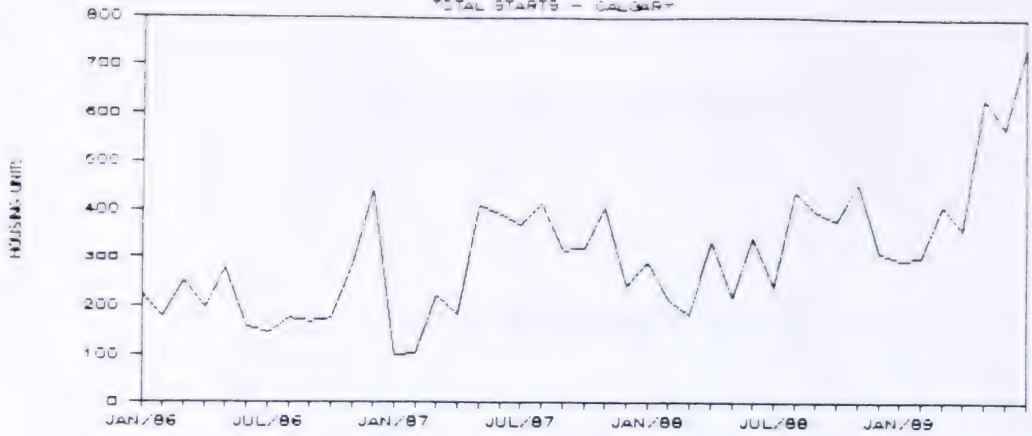


FIGURE 6B
COMPLETIONS - CALGARY

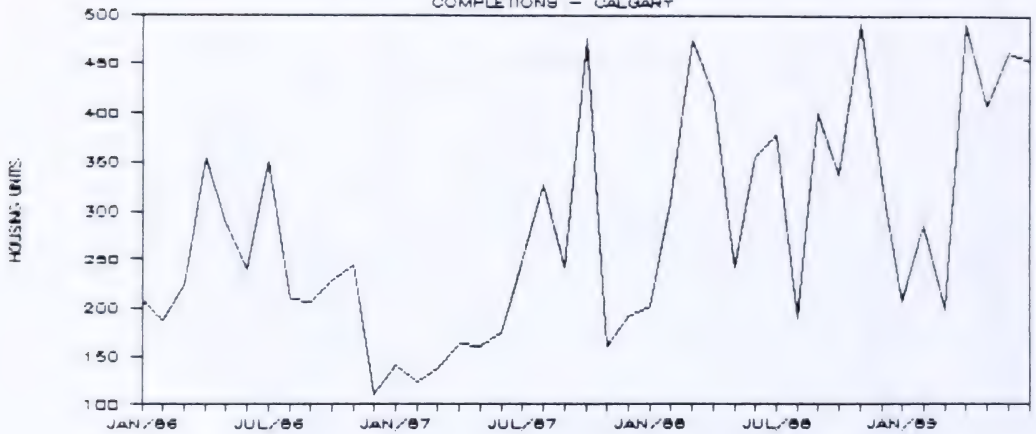


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

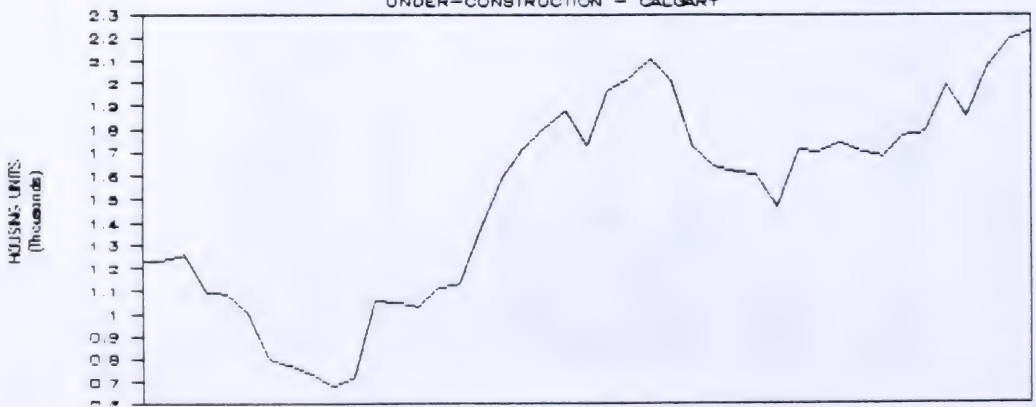


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

| 1988 | | | |
|-----------|--------|-------------|--------------------|
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| JANUARY | 290 | 202 | 2107 |
| FEBRUARY | 214 | 308 | 2013 |
| MARCH | 183 | 474 | 1722 |
| APRIL | 334 | 418 | 1638 |
| MAY | 217 | 241 | 1614 |
| JUNE | 343 | 355 | 1602 |
| JULY | 241 | 378 | 1464 |
| AUGUST | 439 | 189 | 1705 |
| SEPTEMBER | 396 | 399 | 1700 |
| OCTOBER | 377 | 336 | 1740 |
| NOVEMBER | 455 | 492 | 1701 |
| DECEMBER | 311 | 331 | 1681 |
| 1989 | | | |
| JANUARY | 297 | 206 | 1772 |
| FEBRUARY | 301 | 285 | 1783 |
| MARCH | 407 | 198 | 1992 |
| APRIL | 358 | 491 | 1854 |
| MAY | 633 | 407 | 2080 |
| JUNE | 572 | 462 | 2198 |
| JULY | 741 | 454 | 2232 |
| AUGUST | | | |
| SEPTEMBER | | | |
| OCTOBER | | | |
| NOVEMBER | | | |
| DECEMBER | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

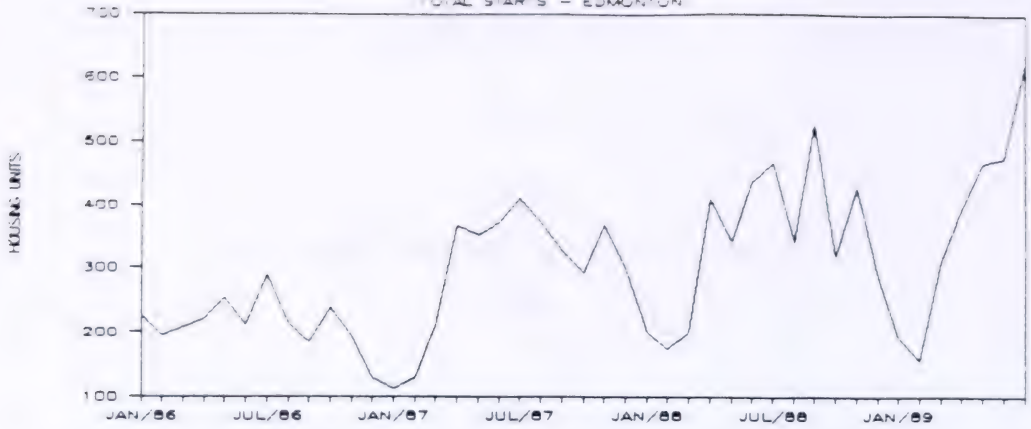


FIGURE 7B
COMPLETIONS - EDMONTON

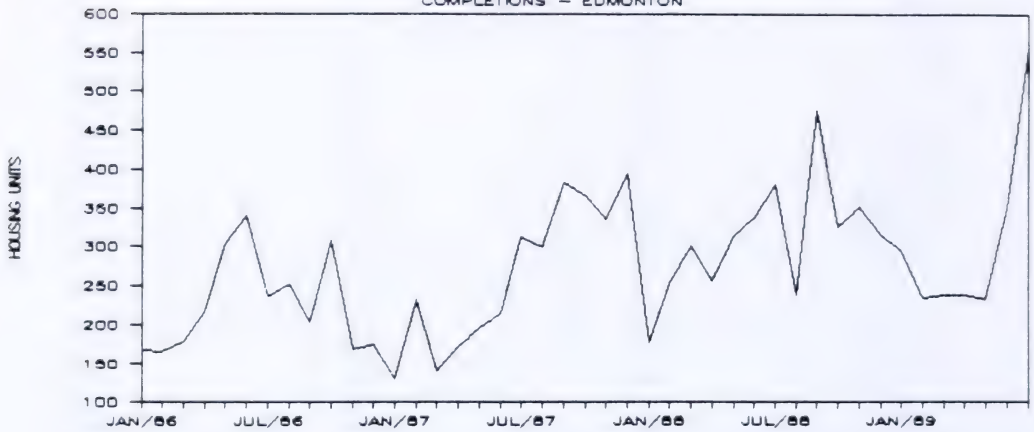


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

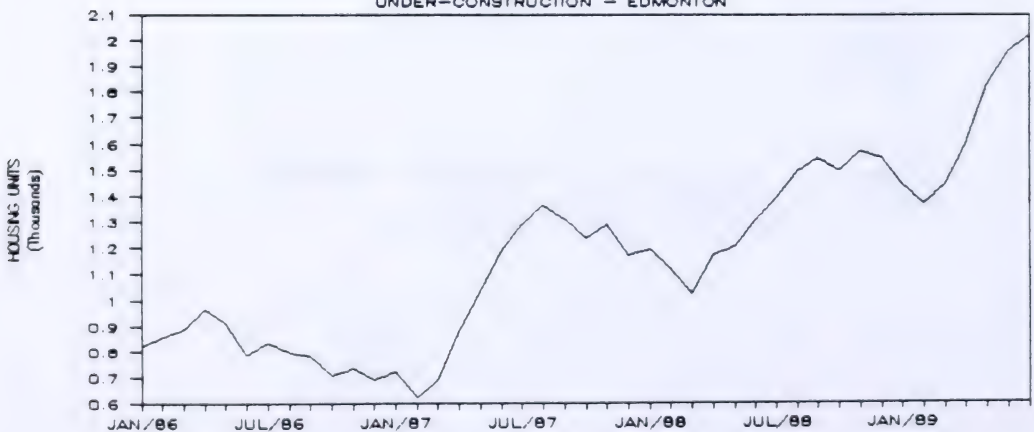


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

| ----- 1988 ----- | | | |
|------------------------|--------|-------------|--------------------|
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| JANUARY | 200 | 177 | 1195 |
| FEBRUARY | 174 | 251 | 1118 |
| MARCH | 201 | 300 | 1019 |
| APRIL | 409 | 256 | 1173 |
| MAY | 342 | 313 | 1202 |
| JUNE | 437 | 337 | 1302 |
| JULY | 466 | 380 | 1388 |
| AUGUST | 343 | 237 | 1491 |
| SEPTEMBER | 527 | 476 | 1543 |
| OCTOBER | 320 | 325 | 1493 |
| NOVEMBER | 427 | 351 | 1569 |
| DECEMBER | 287 | 315 | 1541 |
| ----- 1989 ----- | | | |
| JANUARY | 193 | 295 | 1440 |
| FEBRUARY | 158 | 234 | 1364 |
| MARCH | 313 | 238 | 1439 |
| APRIL | 395 | 237 | 1596 |
| MAY | 466 | 233 | 1829 |
| JUNE | 476 | 349 | 1956 |
| JULY | 624 | 558 | 2010 |
| AUGUST | | | |
| SEPTEMBER | | | |
| OCTOBER | | | |
| NOVEMBER | | | |
| DECEMBER | | | |
| ----- | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON

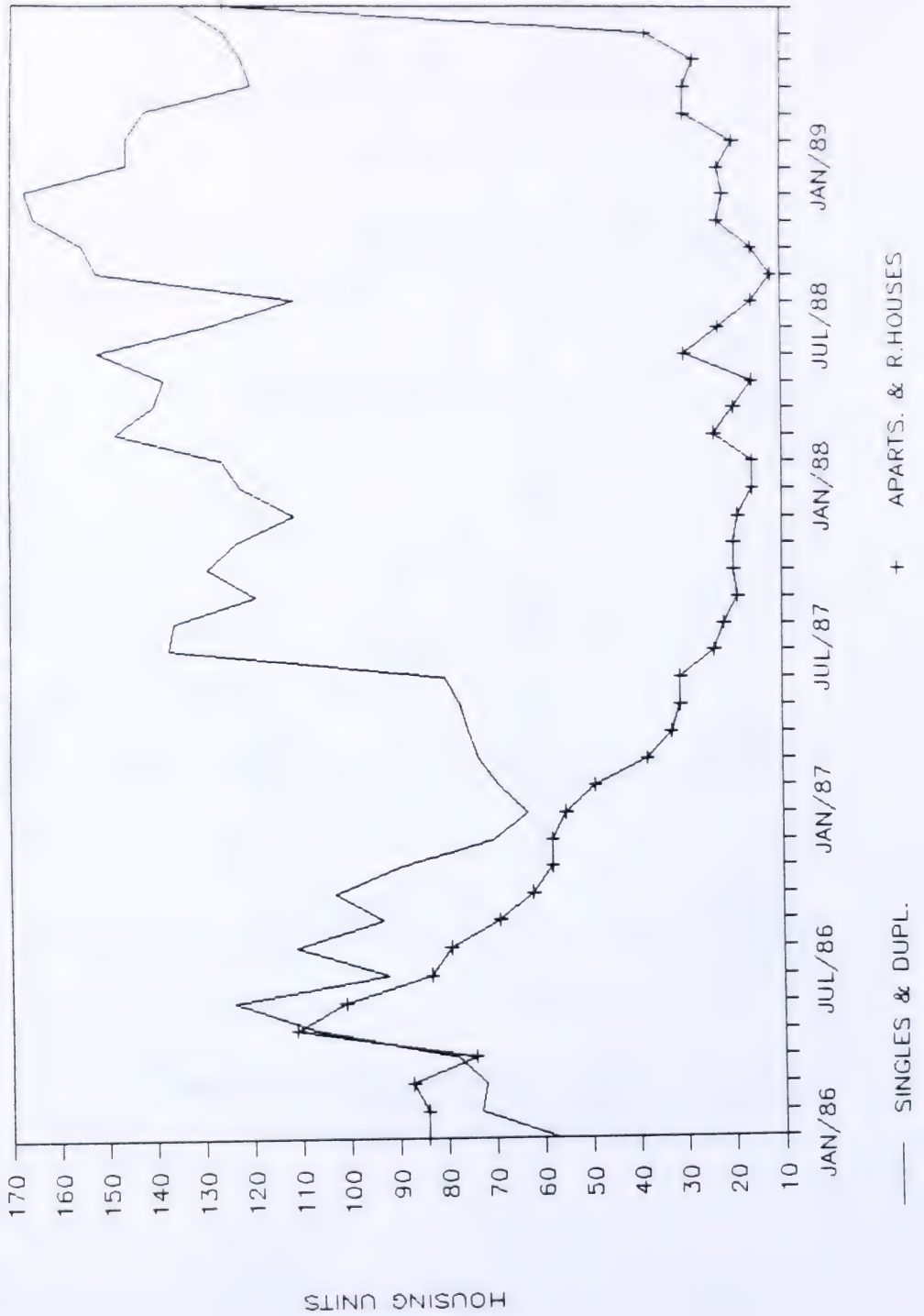


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLEXES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| ----- | | | | | |
| 1988 | | | | | |
| JANUARY | 122 | 16 | 138 | 177 | 55 |
| FEBRUARY | 126 | 16 | 142 | 251 | 63 |
| MARCH | 148 | 24 | 172 | 300 | 61 |
| APRIL | 140 | 20 | 160 | 256 | 63 |
| MAY | 138 | 16 | 154 | 313 | 67 |
| JUNE | 152 | 30 | 182 | 337 | 63 |
| JULY | 129 | 23 | 152 | 380 | 73 |
| AUGUST | 111 | 16 | 127 | 237 | 67 |
| SEPTEMBER | 152 | 12 | 164 | 476 | 73 |
| OCTOBER | 155 | 16 | 171 | 325 | 65 |
| NOVEMBER | 165 | 23 | 188 | 351 | 64 |
| DECEMBER | 167 | 22 | 189 | 315 | 62 |
| ----- | | | | | |
| 1989 | | | | | |
| JANUARY | 146 | 23 | 169 | 295 | 65 |
| FEBRUARY | 146 | 20 | 166 | 234 | 59 |
| MARCH | 142 | 30 | 172 | 238 | 57 |
| APRIL | 120 | 30 | 150 | 237 | 63 |
| MAY | 122 | 28 | 150 | 233 | 61 |
| JUNE | 126 | 38 | 164 | 349 | 67 |
| JULY | 135 | 126 | 261 | 558 | 64 |
| AUGUST | | | | | |
| SEPTEMBER | | | | | |
| OCTOBER | | | | | |
| NOVEMBER | | | | | |
| DECEMBER | | | | | |
| ----- | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY

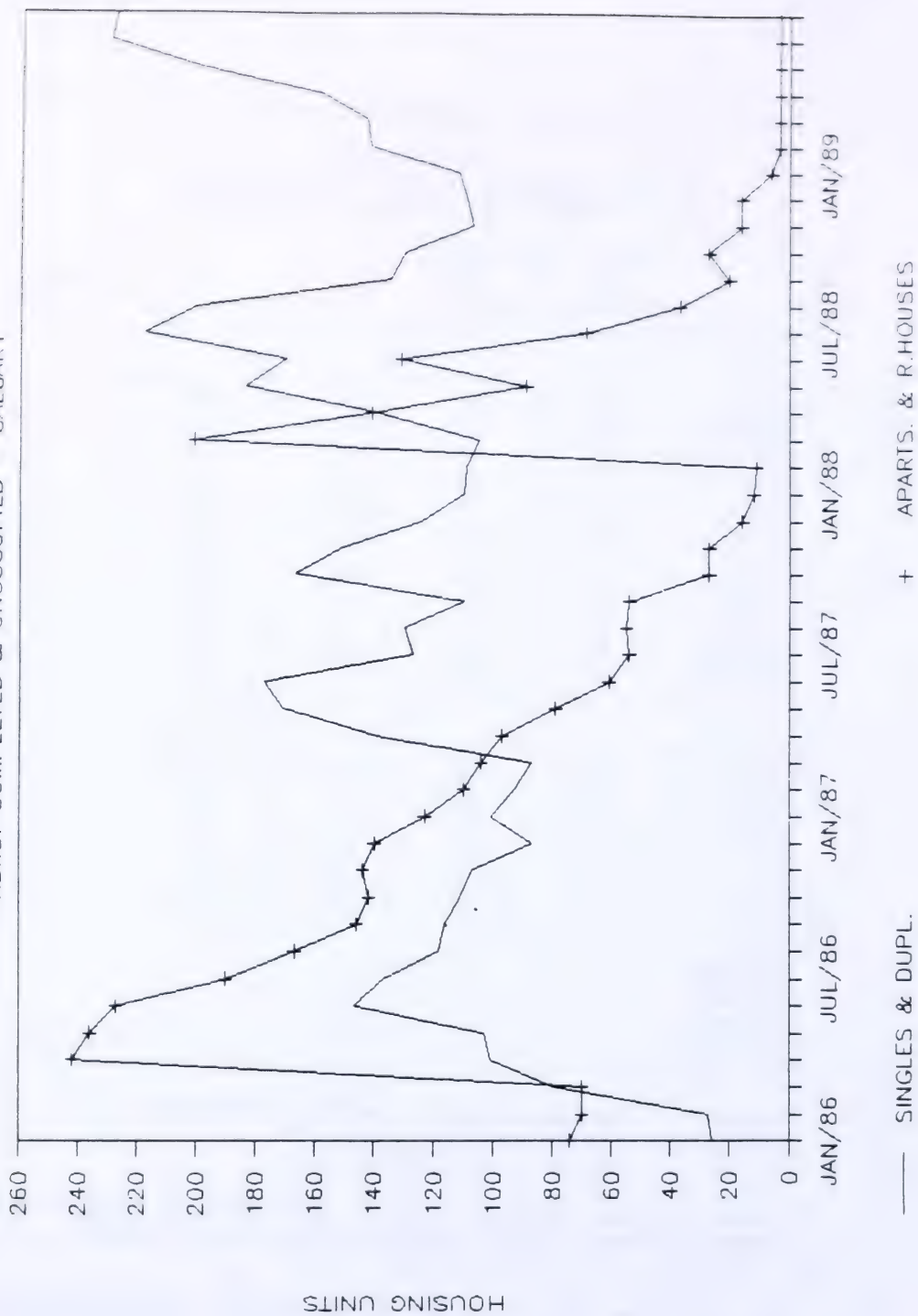


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLEXES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| ----- | | | | | |
| 1988 | | | | | |
| JANUARY | 110 | 12 | 122 | 202 | 64 |
| FEBRUARY | 109 | 11 | 120 | 308 | 72 |
| MARCH | 105 | 201 | 306 | 474 | 48 |
| APRIL | 139 | 141 | 280 | 418 | 61 |
| MAY | 184 | 89 | 273 | 241 | 48 |
| JUNE | 170 | 131 | 301 | 355 | 52 |
| JULY | 218 | 69 | 287 | 378 | 58 |
| AUGUST | 200 | 37 | 237 | 189 | 50 |
| SEPTEMBER | 135 | 20 | 155 | 399 | 76 |
| OCTOBER | 130 | 27 | 157 | 336 | 68 |
| NOVEMBER | 107 | 16 | 123 | 492 | 81 |
| DECEMBER | 109 | 16 | 125 | 331 | 72 |
| ----- | | | | | |
| 1989 | | | | | |
| JANUARY | 112 | 6 | 118 | 206 | 64 |
| FEBRUARY | 142 | 3 | 145 | 285 | 64 |
| MARCH | 143 | 3 | 146 | 198 | 57 |
| APRIL | 159 | 3 | 162 | 491 | 75 |
| MAY | 201 | 3 | 204 | 407 | 64 |
| JUNE | 230 | 3 | 233 | 462 | 65 |
| JULY | 228 | 3 | 231 | 454 | 66 |
| AUGUST | | | | | |
| SEPTEMBER | | | | | |
| OCTOBER | | | | | |
| NOVEMBER | | | | | |
| DECEMBER | | | | | |
| ----- | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

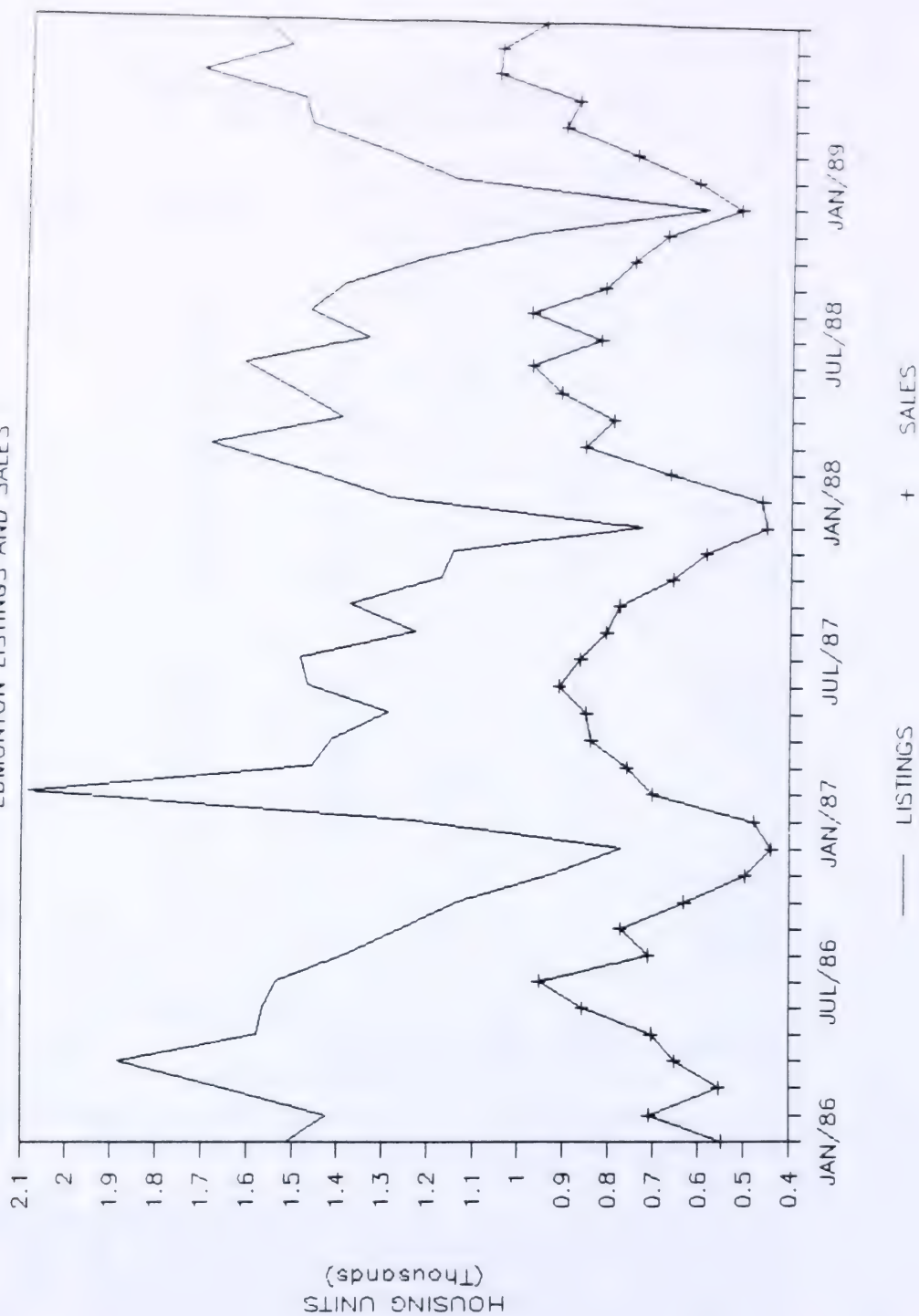


TABLE 13

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

| ----- | | | | |
|-----------|----------|-------|----------------------------------|-----------------------------|
| 1988 | | | | |
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1288 | 463 | .36 | 77982 |
| FEBRUARY | 1478 | 667 | .45 | 76385 |
| MARCH | 1688 | 858 | .51 | 78935 |
| APRIL | 1397 | 795 | .57 | 82004 |
| MAY | 1502 | 913 | .61 | 81285 |
| JUNE | 1616 | 978 | .61 | 85636 |
| JULY | 1343 | 824 | .61 | 85372 |
| AUGUST | 1472 | 979 | .67 | 83181 |
| SEPTEMBER | 1398 | 818 | .59 | 82881 |
| OCTOBER | 1218 | 751 | .62 | 82043 |
| NOVEMBER | 978 | 678 | .69 | 85120 |
| DECEMBER | 590 | 515 | .87 | 81271 |
| ----- | | | | |
| 1989 | | | | |
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1150 | 610 | .53 | 82311 |
| FEBRUARY | 1297 | 750 | .58 | 84760 |
| MARCH | 1474 | 908 | .62 | 87552 |
| APRIL | 1491 | 880 | .59 | 86301 |
| MAY | 1719 | 1058 | .62 | 90502 |
| JUNE | 1522 | 1054 | .69 | 91281 |
| JULY | 1588 | 959 | .60 | 88422 |
| AUGUST | | | | |
| SEPTEMBER | | | | |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| ----- | | | | |

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

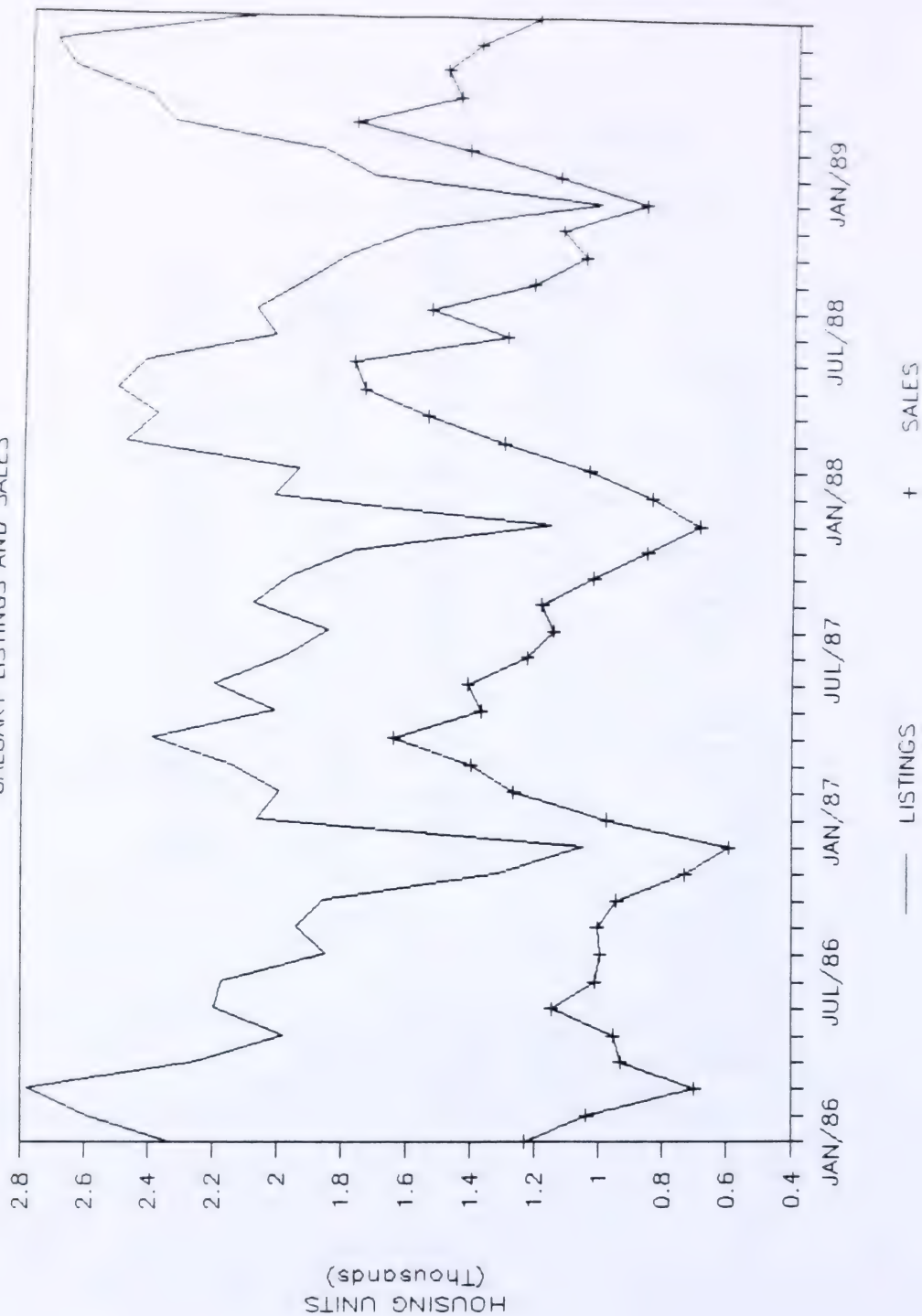


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

| ----- | | | | |
|-----------|----------|-------|----------------------------------|-----------------------------|
| 1988 | | | | |
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1945 | 841 | .43 | 90623 |
| FEBRUARY | 1945 | 1038 | .53 | 91213 |
| MARCH | 2485 | 1305 | .53 | 96389 |
| APRIL | 2384 | 1541 | .65 | 98765 |
| MAY | 2512 | 1740 | .69 | 99368 |
| JUNE | 2422 | 1774 | .73 | 101695 |
| JULY | 2019 | 1295 | .64 | 104129 |
| AUGUST | 2083 | 1532 | .74 | 99602 |
| SEPTEMBER | 1941 | 1214 | .63 | 101425 |
| OCTOBER | 1803 | 1054 | .58 | 100538 |
| NOVEMBER | 1582 | 1127 | .71 | 103471 |
| DECEMBER | 1010 | 866 | .86 | 101210 |
| ----- | | | | |
| 1989 | | | | |
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1721 | 1138 | .66 | 99141 |
| FEBRUARY | 1880 | 1421 | .76 | 106355 |
| MARCH | 2349 | 1778 | .76 | 109406 |
| APRIL | 2423 | 1453 | .60 | 112019 |
| MAY | 2666 | 1494 | .56 | 111169 |
| JUNE | 2722 | 1393 | .51 | 110751 |
| JULY | 2092 | 1213 | .58 | 109485 |
| AUGUST | | | | |
| SEPTEMBER | | | | |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| ----- | | | | |

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

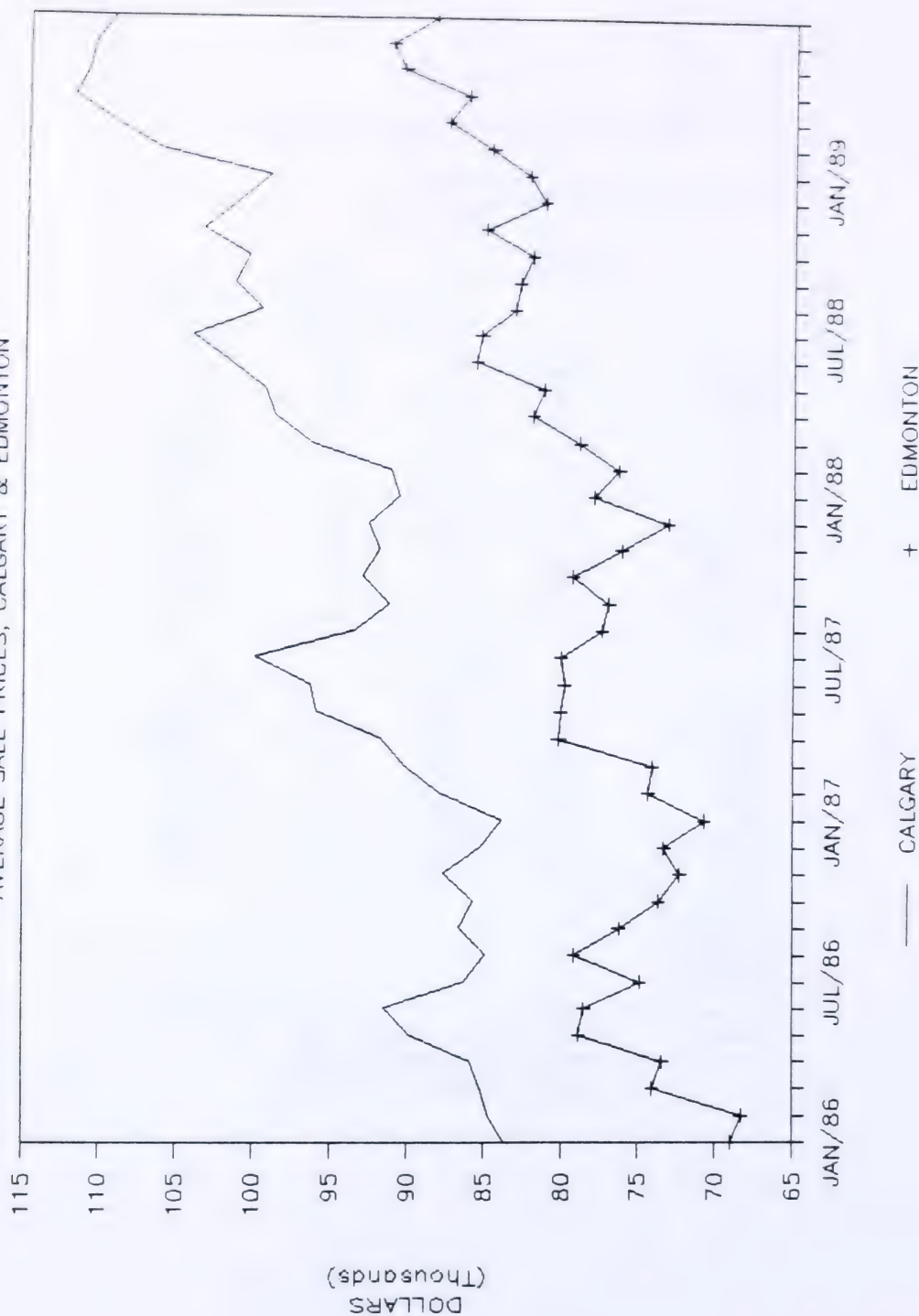


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

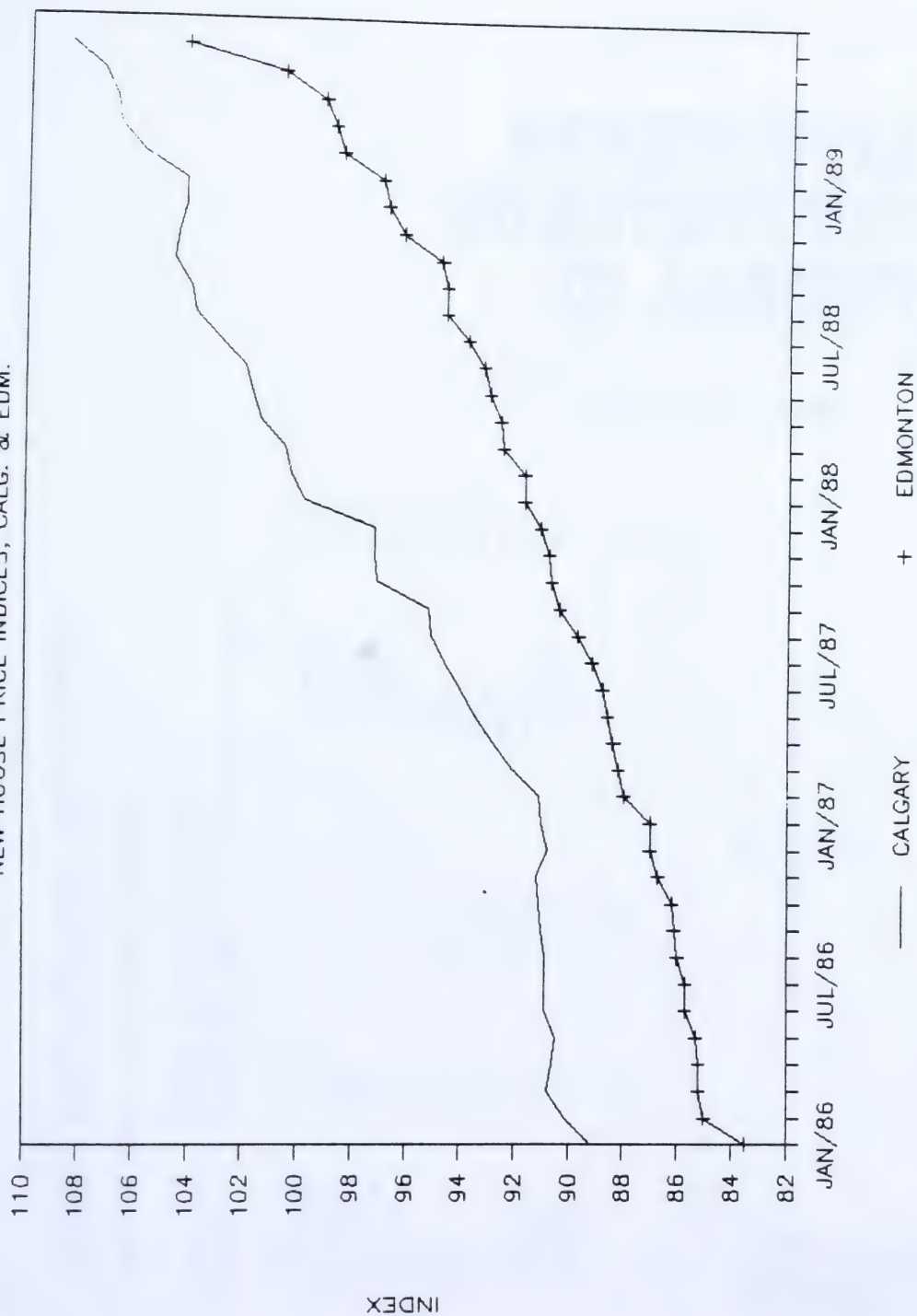


TABLE 15

NEW HOUSING PRICE INDICES*

1981=100

| CALGARY** | | EDMONTON*** | |
|-----------|-------|-------------|------|
| 1988 | 1989 | 1988 | 1989 |
| JANUARY | 99.8 | JANUARY | 91.7 |
| FEBRUARY | 100.3 | FEBRUARY | 91.7 |
| MARCH | 100.5 | MARCH | 92.5 |
| APRIL | 101.4 | APRIL | 92.6 |
| MAY | 101.7 | MAY | 93.0 |
| JUNE | 101.7 | JUNE | 93.0 |
| JULY | 102.9 | JULY | 93.8 |
| AUGUST | 103.8 | AUGUST | 94.6 |
| SEPTEMBER | 104.0 | SEPTEMBER | 94.6 |
| OCTOBER | 104.6 | OCTOBER | 94.8 |
| NOVEMBER | 104.5 | NOVEMBER | 96.2 |
| DECEMBER | 104.2 | DECEMBER | 96.8 |

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

AL 1611

CANADIANA

OCT - 6 1989

RESIDENTIAL CONSTRUCTION IN ALBERTA

AUGUST 1989

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION
IN ALBERTA
AUGUST 1989

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

ISSN 0823-3047
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D. Multiple Listings Service (M.L.S.)

| | |
|--|----|
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* * * *

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| | |
|--|----|
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|--|----|

* * * *

| | |
|--|----|
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|--|----|

HIGHLIGHTS

Urban Alberta

- Housing starts in August were 19% (1,011 units) higher than in the same period last year.
- Total starts for the year also showed a 38% increase to 7,627 units compared to 5,509 in 1988. Both singles and multiples were up 28% and 134% respectively.
- Housing under construction rose to 4,817 units in August, a reflection of the sharp increased starts during the last 4 months.

Calgary

- August starts for Calgary fell after a sharp increase in July to 469 units, but still 7% ahead of last year's levels (439).
- Total starts to date rose to 3,778 units from 2,261 for 1988, up 67%. Both singles and multiples increased sharply during the first 8 months.
- Housing under construction declined slightly to 2,230 units from 2,232 the month before. However, inventory of newly completed and unoccupied units trended strongly upward to 324 units in August as the rate of absorption slid to 54% compared to 75% in July.
- The resale housing market increased sharply (41%) last month with 1,709 units sold, up 12% over August 1988.
- The average selling price also increased to \$110,373 in August, 11% ahead of last year. The new housing price index, however, remained at 108.5 in July, after five consecutive months of increase.

Edmonton

- After a sharp increase in July, Edmonton's starts also dropped (by 41%) to 370 units in August, but still 8% higher than the 343 units reported for August 1988.
- Total starts for the first eight months increased to 2,995 units, up 16% in comparison with 2,572 units a year ago. Single family units rose by 5% while multiples jumped by 149%.
- Housing under construction increased marginally to 2,058 units from 2,020 the month before. Inventory of newly completed and unoccupied units continued to trend upward to 286 units in August, about 42% of the total units were apartments and rowhouses.
- Resale housing market activity reached a new record level in August with 1,112 units sold, up 14% over last year's figure of 979.
- Despite the sales increase, the average selling price rose a meager 1% to \$89,646 from \$88,422 the month before but up 8% over August 1988. The new housing price index also showed an increase to 101.4 in July, up 8% over 1988.

TABLE 1

AUG-89

HOUSING STARTS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|--------------------------|---------|------|-----|-----|-------|--|
| CALGARY | 413 | 8 | 47 | 1 | 469 | 7 |
| CANROSE | 2 | 0 | 4 | 0 | 6 | 500 |
| EDMONTON M.A. | 336 | 18 | 16 | 0 | 370 | 8 |
| FORT MCMURRAY | 2 | 0 | 0 | 0 | 2 | 0 |
| GRANDE PRAIRIE | 17 | 0 | 0 | 0 | 17 | 55 |
| LETHBRIDGE | 16 | 0 | 3 | 0 | 19 | 533 |
| LLOYDMINSTER(ALTA. PART) | 0 | 0 | 0 | 0 | 0 | -100 |
| MEDICINE HAT | 31 | 0 | 0 | 0 | 34 | * |
| RED DEER | 28 | 0 | 32 | 23 | 83 | 315 |
| WETASKIWIN | 6 | 0 | 0 | 0 | 6 | 200 |
| OTHER CENTRES ** | 5 | 0 | 0 | 0 | 5 | -72 |
| TOTAL | 856 | 26 | 102 | 27 | 1011 | 19 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

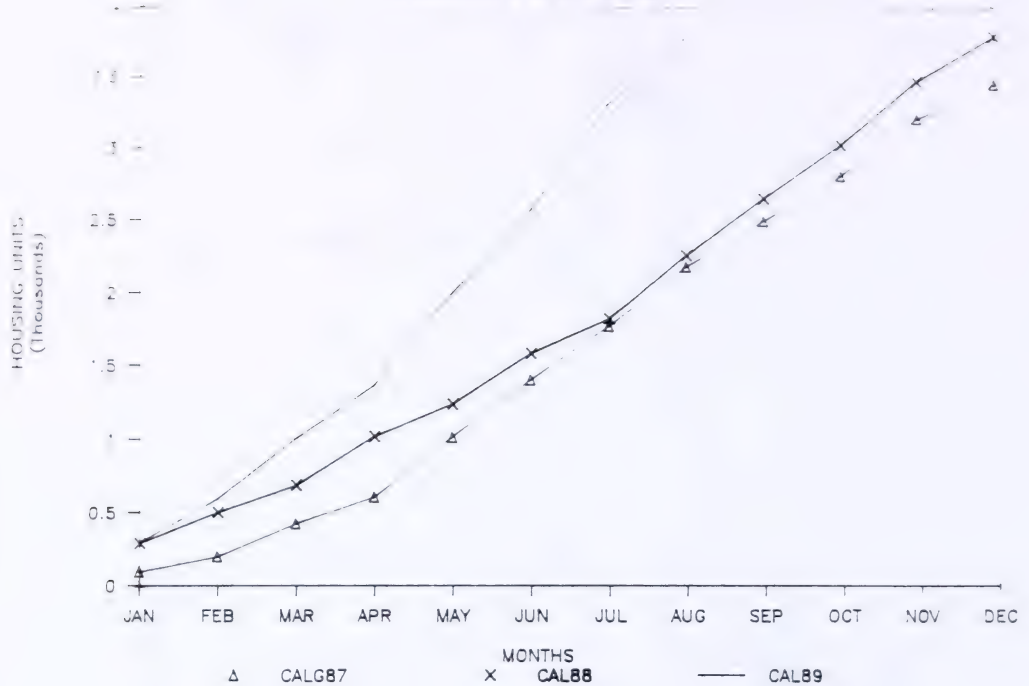


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

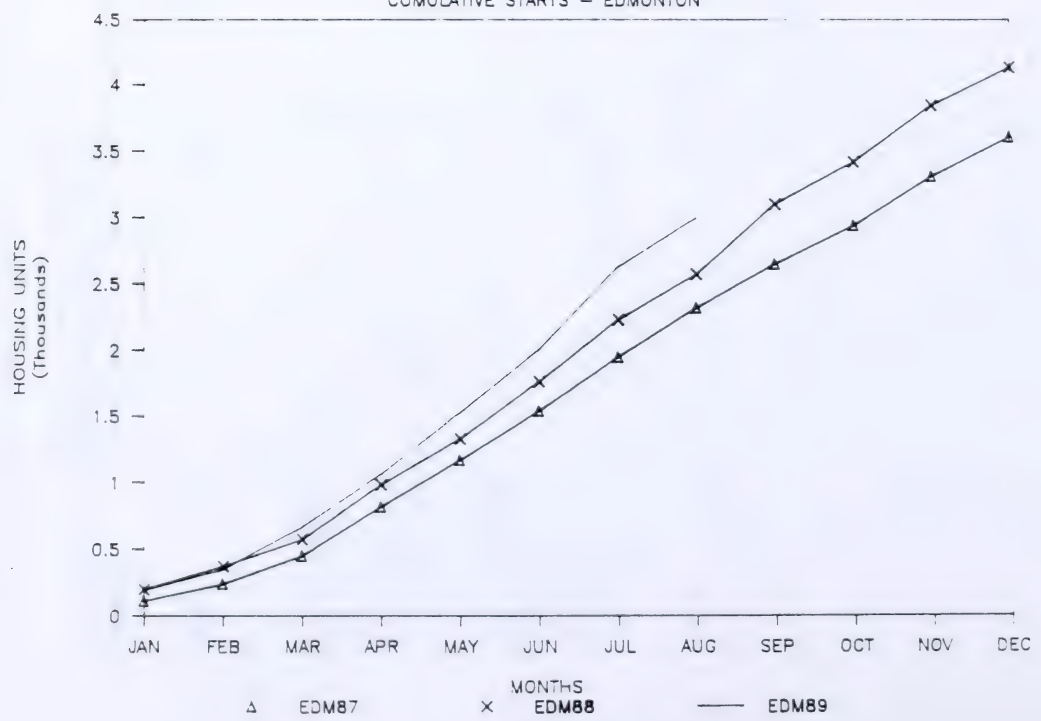


TABLE 2

AUG-89

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

| CITY | SINGLES | | SEMI'S | | ROW | | APT | TOTAL | | PERCENT CHANGE IN TOTAL STARTS |
|---------------------------|---------|------|--------|------|------|------|------|-------|------|--------------------------------------|
| | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 |
| CALGARY | 2075 | 3218 | 150 | 140 | 25 | 375 | 11 | 45 | 2261 | 3778 |
| CAMROSE | 11 | 23 | 0 | 0 | 4 | 8 | 0 | 20 | 15 | 51 |
| EDMONTON M.A. | 2362 | 2472 | 84 | 140 | 100 | 210 | 26 | 173 | 2572 | 2995 |
| FORT MCMURRAY | 19 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 9 |
| GRANDE PRAIRIE | 83 | 124 | 2 | 0 | 0 | 0 | 0 | 0 | 85 | 124 |
| LETHBRIDGE | 113 | 104 | 6 | 4 | 0 | 3 | 0 | 8 | 119 | 119 |
| LLOYDMINSTER (ALTA. PART) | 24 | 21 | 0 | 2 | 0 | 0 | 0 | 0 | 24 | 23 |
| MEDICINE HAT | 75 | 135 | 6 | 2 | 18 | 0 | 7 | 42 | 106 | 179 |
| RED DEER | 118 | 143 | 4 | 24 | 99 | 54 | 0 | 35 | 221 | 256 |
| WETASKIWIN | 23 | 30 | 2 | 0 | 6 | 0 | 0 | 0 | 31 | 30 |
| OTHER CENTRES ** | 54 | 59 | 2 | 4 | 0 | 0 | 0 | 0 | 56 | 63 |
| TOTAL | 4957 | 6338 | 256 | 316 | 252 | 650 | 44 | 323 | 5509 | 7627 |
| PERCENT CHANGE BY TYPE | | 28 | | 23 | | 158 | | 634 | | 38 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

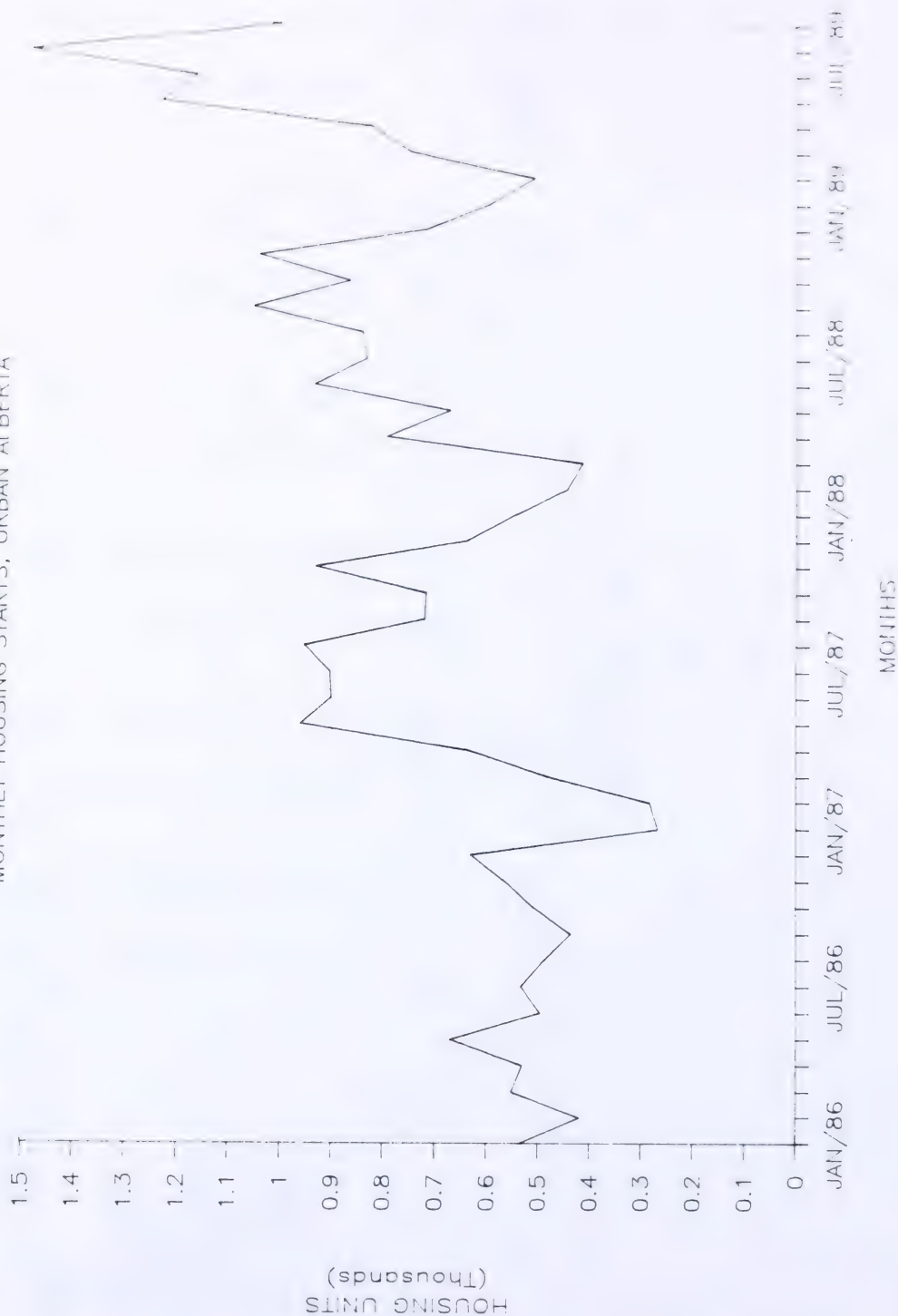


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1988-1989

| | 1988 | 1989 | PERCENT CHANGE |
|-----------|------|------|----------------|
| JANUARY | 547 | 600 | 10 |
| FEBRUARY | 447 | 513 | 15 |
| MARCH | 416 | 755 | 81 |
| APRIL | 799 | 834 | 4 |
| MAY | 675 | 1242 | 84 |
| JUNE | 940 | 1174 | 25 |
| JULY | 838 | 1498 | 79 |
| AUGUST | 847 | 1011 | 19 |
| SEPTEMBER | 1060 | | |
| OCTOBER | 871 | | |
| NOVEMBER | 1050 | | |
| DECEMBER | 722 | | |
| TOTAL | 9212 | 7627 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

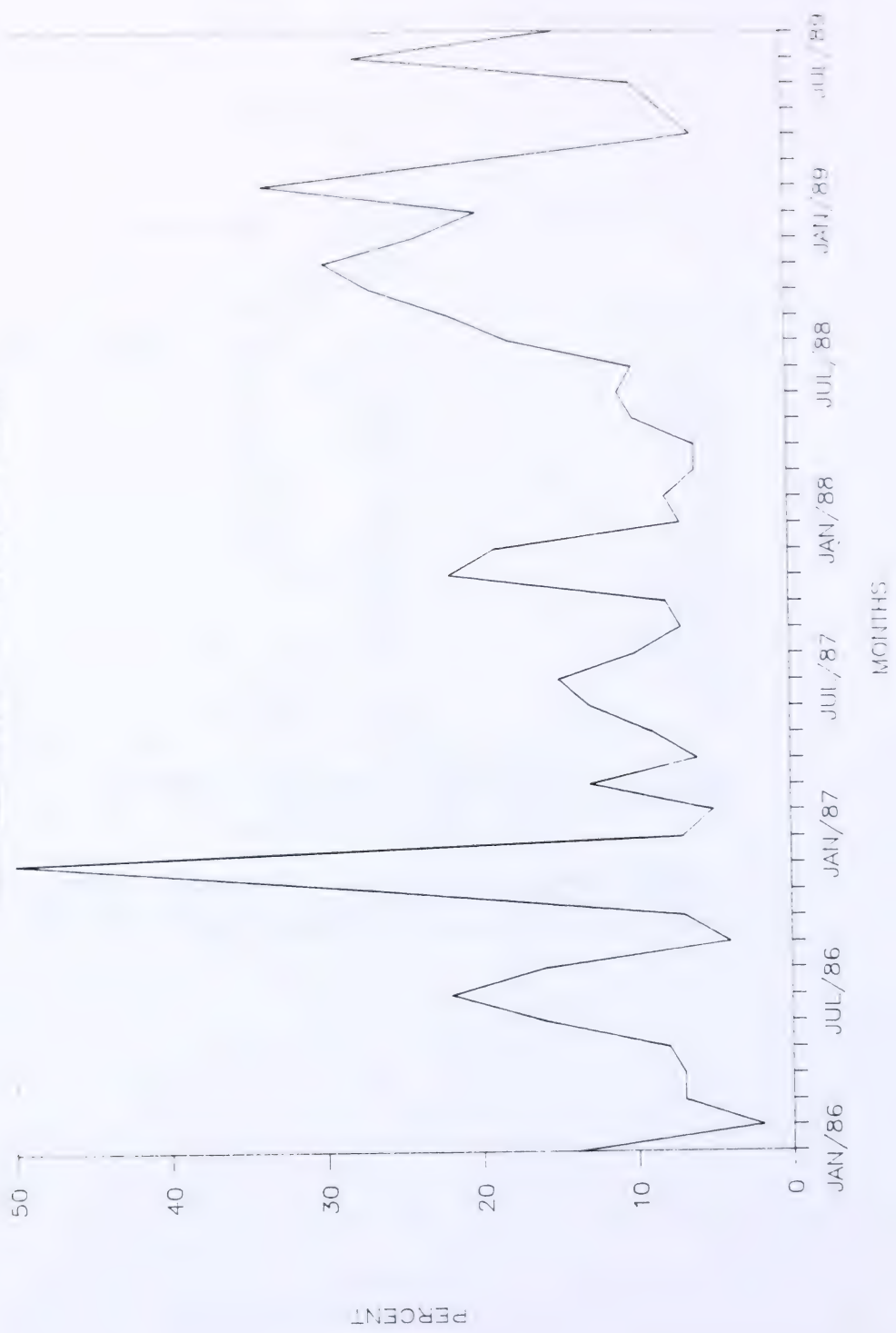


TABLE 4
SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

| 1988-1989 | | | | |
|-----------|-------|---------|-------|-----------------------------------|
| 1988 | | | | |
| | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL |
| JANUARY | 547 | 508 | 39 | 7 |
| FEBRUARY | 447 | 413 | 34 | 8 |
| MARCH | 416 | 390 | 26 | 6 |
| APRIL | 799 | 754 | 45 | 6 |
| MAY | 675 | 610 | 65 | 10 |
| JUNE | 940 | 835 | 105 | 11 |
| JULY | 838 | 753 | 85 | 10 |
| AUGUST | 847 | 694 | 153 | 18 |
| SEPTEMBER | 1060 | 826 | 234 | 22 |
| OCTOBER | 871 | 633 | 238 | 27 |
| NOVEMBER | 1050 | 740 | 310 | 30 |
| DECEMBER | 722 | 547 | 175 | 24 |
| TOTAL | 9212 | 7703 | 1509 | 16 |
| 1989 | | | | |
| JANUARY | 600 | 478 | 122 | 20 |
| FEBRUARY | 513 | 340 | 173 | 34 |
| MARCH | 755 | 606 | 149 | 20 |
| APRIL | 834 | 780 | 54 | 6 |
| MAY | 1242 | 1143 | 99 | 8 |
| JUNE | 1174 | 1055 | 119 | 10 |
| JULY | 1498 | 1080 | 418 | 28 |
| AUGUST | 1011 | 856 | 155 | 15 |
| SEPTEMBER | | | | |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| TOTAL | 7627 | 6338 | 1289 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

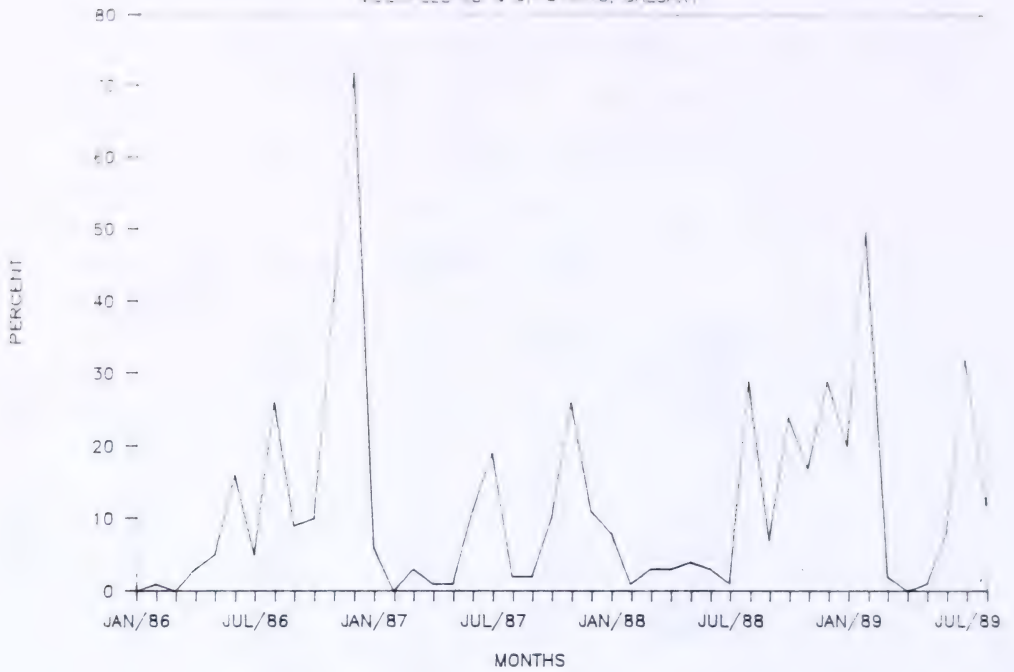


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

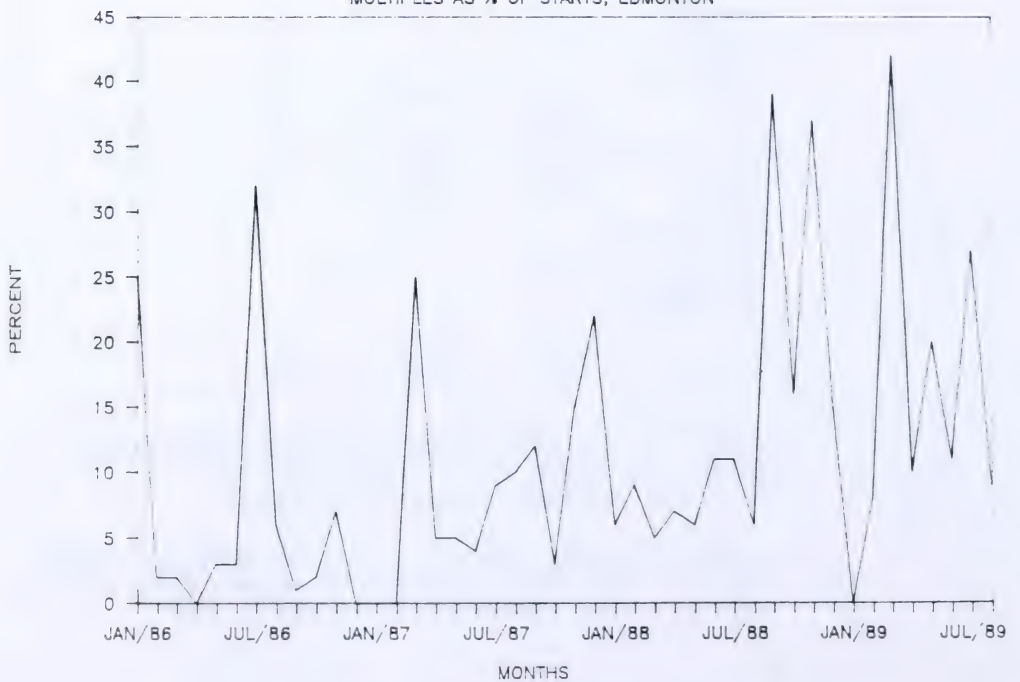


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

| 1988 | | | | | | | EDMONTON (METRO) | | | | | | |
|-----------|---------|-------|-----------------------------|----|-----------|------|------------------|-------|-----------------------------|--|--|--|--|
| CALGARY | | | | | | | | | | | | | |
| TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL | | TOTAL | | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL | | | | |
| | | | | | | | | | | | | | |
| JANUARY | 290 | 268 | 22 | 8 | JANUARY | 200 | 188 | 12 | 6 | | | | |
| FEBRUARY | 214 | 212 | 2 | 1 | FEBRUARY | 174 | 159 | 15 | 9 | | | | |
| MARCH | 183 | 177 | 6 | 3 | MARCH | 201 | 190 | 11 | 5 | | | | |
| APRIL | 334 | 325 | 9 | 3 | APRIL | 409 | 379 | 30 | 7 | | | | |
| MAY | 217 | 209 | 8 | 4 | MAY | 342 | 320 | 22 | 6 | | | | |
| JUNE | 343 | 332 | 11 | 3 | JUNE | 437 | 389 | 48 | 11 | | | | |
| JULY | 241 | 239 | 2 | 1 | JULY | 466 | 415 | 51 | 11 | | | | |
| AUGUST | 439 | 313 | 126 | 29 | AUGUST | 343 | 322 | 21 | 6 | | | | |
| SEPTEMBER | 396 | 368 | 28 | 7 | SEPTEMBER | 527 | 323 | 204 | 39 | | | | |
| OCTOBER | 377 | 285 | 92 | 24 | OCTOBER | 320 | 270 | 50 | 16 | | | | |
| NOVEMBER | 455 | 377 | 78 | 17 | NOVEMBER | 427 | 271 | 156 | 37 | | | | |
| DECEMBER | 311 | 222 | 89 | 29 | DECEMBER | 287 | 243 | 44 | 15 | | | | |
| TOTAL | 3800 | 3327 | 473 | 12 | TOTAL | 4133 | 3469 | 664 | 16 | | | | |
| | | | | | | | | | | | | | |
| 1989 | | | | | | | EDMONTON (METRO) | | | | | | |
| CALGARY | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| JANUARY | 297 | 239 | 58 | 20 | JANUARY | 193 | 193 | 0 | 0 | | | | |
| FEBRUARY | 301 | 149 | 152 | 50 | FEBRUARY | 158 | 146 | 12 | 8 | | | | |
| MARCH | 407 | 397 | 10 | 2 | MARCH | 313 | 182 | 131 | 42 | | | | |
| APRIL | 358 | 358 | 0 | 0 | APRIL | 395 | 357 | 38 | 10 | | | | |
| MAY | 633 | 629 | 4 | 1 | MAY | 466 | 375 | 91 | 20 | | | | |
| JUNE | 572 | 528 | 44 | 8 | JUNE | 476 | 425 | 51 | 11 | | | | |
| JULY | 741 | 505 | 236 | 32 | JULY | 624 | 458 | 166 | 27 | | | | |
| AUGUST | 469 | 413 | 56 | 12 | AUGUST | 370 | 336 | 34 | 9 | | | | |
| SEPTEMBER | | | | | SEPTEMBER | | | | | | | | |
| OCTOBER | | | | | OCTOBER | | | | | | | | |
| NOVEMBER | | | | | NOVEMBER | | | | | | | | |
| DECEMBER | | | | | DECEMBER | | | | | | | | |
| TOTAL | 3778 | 3218 | 560 | | TOTAL | 2995 | 2472 | 523 | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5
QUARTERLY HOUSING STARTS IN ALBERTA

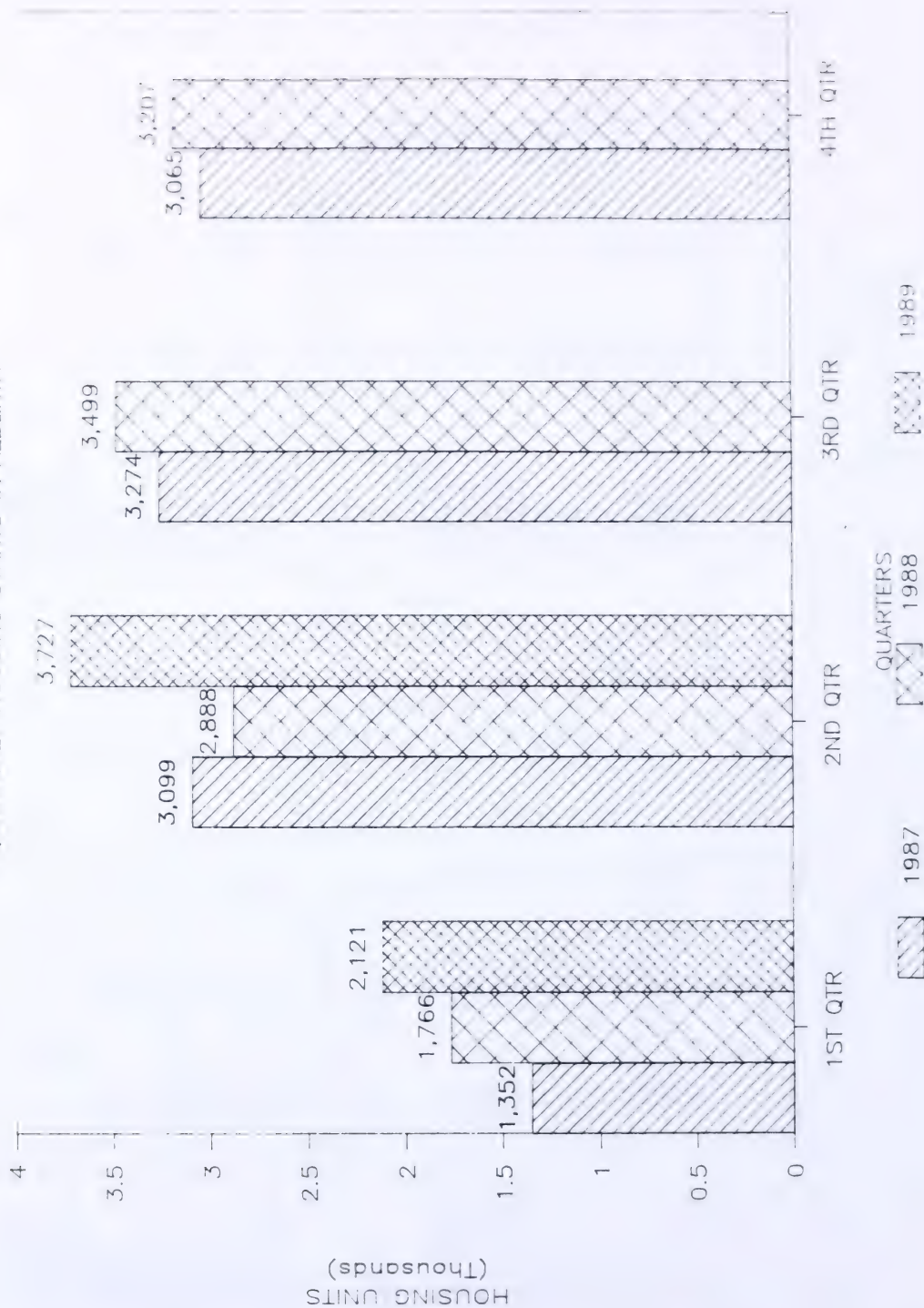


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

| | 1988 - 1989 | | |
|----------------|---|-------|-------------------|
| | 1988 | 1989 | PERCENT CHANGE |
| FIRST QUARTER | 1766 | 2121 | 20 |
| SECOND QUARTER | 2888 | 3727 | 29 |
| THIRD QUARTER | 3499 | | |
| FOURTH QUARTER | 3207 | | |
| | ----- | ----- | ----- |
| TOTAL | 11360 | 5848 | |
| ----- | | | |
| SOURCE: | CANADA MORTGAGE AND HOUSING CORPORATION | | |
| PREPARED BY: | ALBERTA MUNICIPAL AFFAIRS | | |
| | HOUSING PLANNING SECRETARIAT | | |

TABLE 7

AUG-89

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|--------------------------|---------|------|-----|-----|-------|--|
| CALGARY | 458 | 6 | 0 | 4 | 468 | 148 |
| CAMROSE | 3 | 0 | 0 | 0 | 3 | 200 |
| EDMONTON M.A. | 303 | 20 | 6 | 0 | 329 | 39 |
| FORT MCMURRAY | 0 | 0 | 0 | 0 | 0 | -100 |
| GRANDE PRAIRIE | 28 | 0 | 0 | 0 | 28 | 27 |
| LETHBRIDGE | 39 | 10 | 3 | 0 | 52 | 93 |
| LLOYDMINSTER(ALTA. PART) | 5 | 2 | 0 | 0 | 7 | 0 |
| MEDICINE HAT | 32 | 0 | 0 | 3 | 35 | 49 |
| RED DEER | 23 | 4 | 0 | 0 | 27 | 93 |
| WETASKIWIN | 6 | 0 | 0 | 0 | 6 | 100 |
| OTHER CENTRES ** | 6 | 2 | 0 | 0 | 8 | 60 |
| TOTAL | 903 | 44 | 9 | 7 | 963 | 67 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

AUG-89

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMIS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|--------------------------|---------|-------|-----|-----|-------|--|
| CALGARY | 1695 | 276 | 211 | 48 | 2230 | 31 |
| CAMROSE | 11 | 0 | 8 | 20 | 39 | 290 |
| EDMONTON M.A. | 1535 | 108 | 164 | 251 | 2058 | 38 |
| FORT MCMURRAY | 5 | 0 | 0 | 0 | 5 | 69 |
| GRANDE PRAIRIE | 63 | 0 | 0 | 0 | 63 | 57 |
| LETHBRIDGE | 46 | 0 | 0 | 41 | 87 | 45 |
| LLOYDMINSTER(ALTA. PART) | 9 | 0 | 0 | 0 | 9 | 18 |
| MEDICINE HAT | 78 | 2 | 0 | 36 | 116 | 158 |
| RED DEER | 57 | 4 | 60 | 23 | 144 | 6 |
| WETASKIWIN | 19 | 0 | 0 | 0 | 19 | 58 |
| OTHER CENTRES ** | 41 | 2 | 4 | 0 | 47 | 24 |
| TOTAL | 3559 | 392 | 447 | 419 | 4817 | 35 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

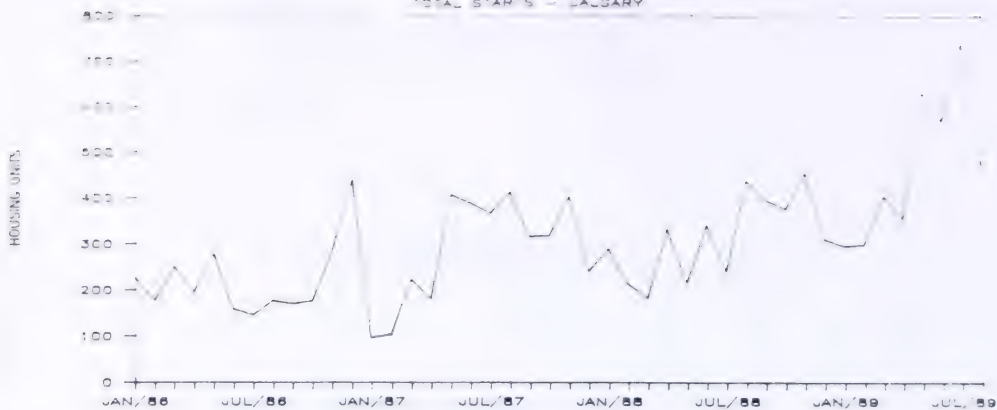


FIGURE 6B
COMPLETIONS - CALGARY

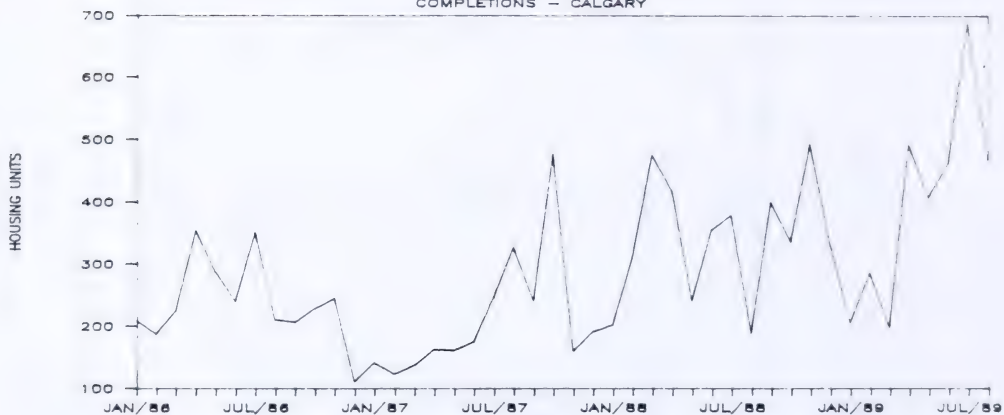


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

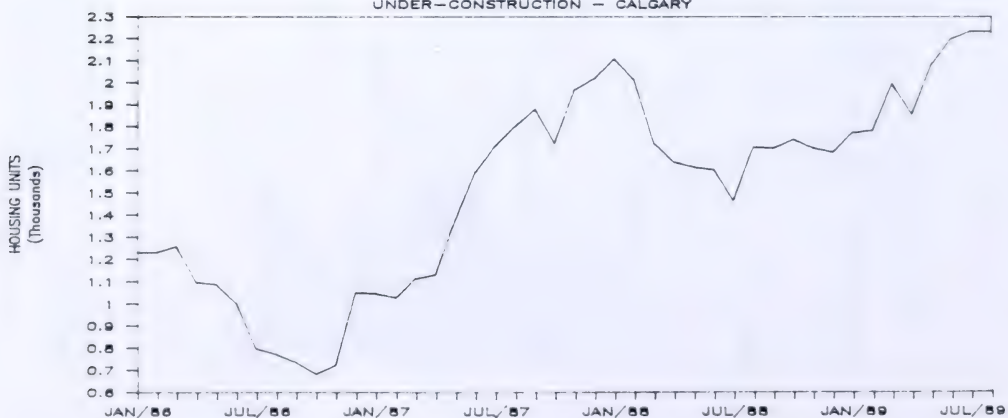


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

| 1988 | | | |
|-----------|--------|-------------|--------------------|
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| JANUARY | 290 | 202 | 2107 |
| FEBRUARY | 214 | 308 | 2013 |
| MARCH | 183 | 474 | 1722 |
| APRIL | 334 | 418 | 1638 |
| MAY | 217 | 241 | 1614 |
| JUNE | 343 | 355 | 1602 |
| JULY | 241 | 378 | 1464 |
| AUGUST | 439 | 189 | 1705 |
| SEPTEMBER | 396 | 399 | 1700 |
| OCTOBER | 377 | 336 | 1740 |
| NOVEMBER | 455 | 492 | 1701 |
| DECEMBER | 311 | 331 | 1681 |
| 1989 | | | |
| JANUARY | 297 | 206 | 1772 |
| FEBRUARY | 301 | 285 | 1783 |
| MARCH | 407 | 198 | 1992 |
| APRIL | 358 | 491 | 1854 |
| MAY | 633 | 407 | 2080 |
| JUNE | 572 | 462 | 2198 |
| JULY | 741 | 687 | 2232 |
| AUGUST | 469 | 468 | 2230 |
| SEPTEMBER | | | |
| OCTOBER | | | |
| NOVEMBER | | | |
| DECEMBER | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

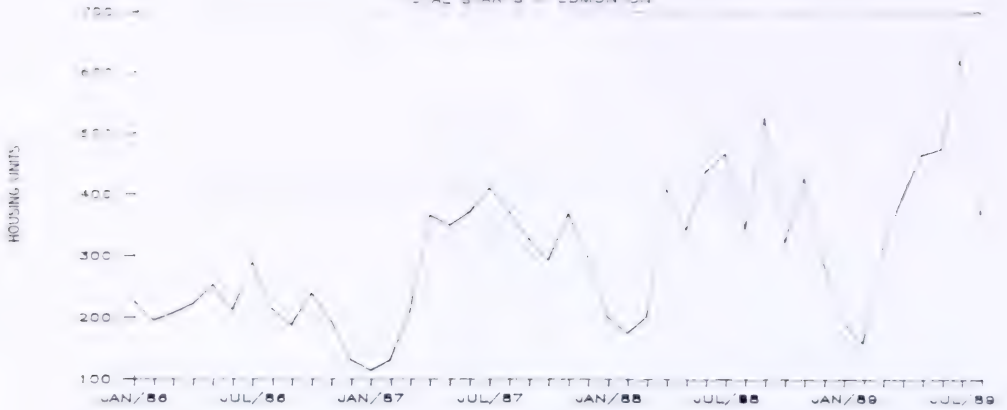


FIGURE 7B
COMPLETIONS - EDMONTON

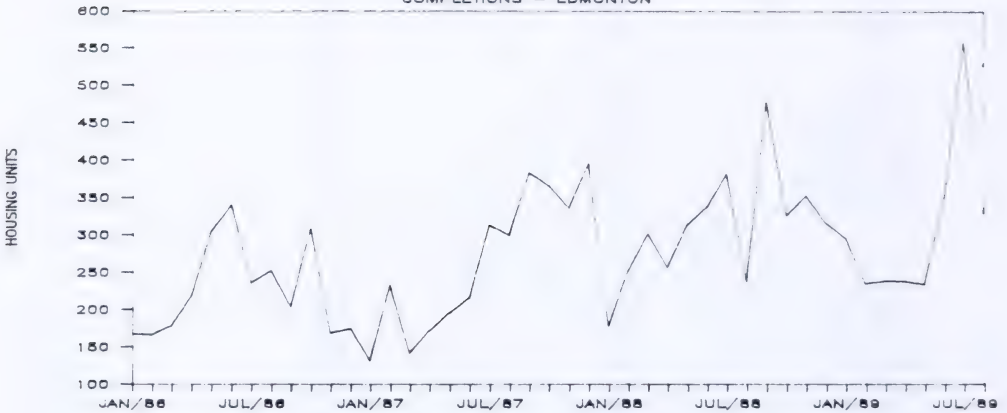


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

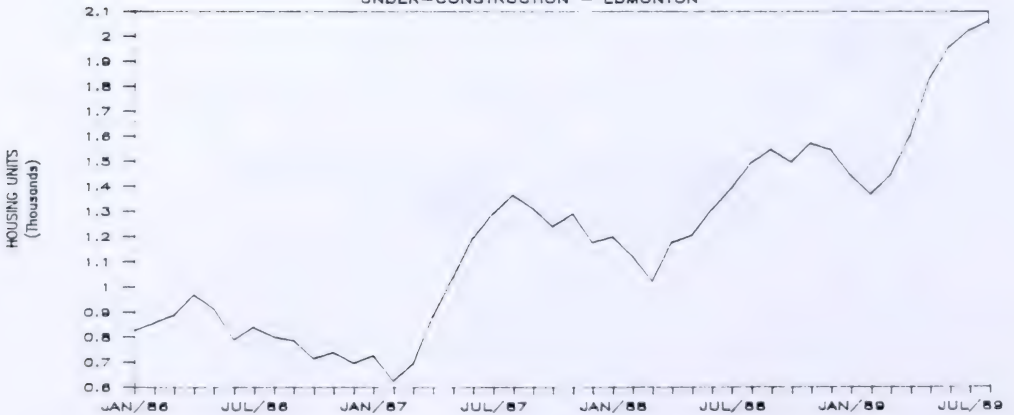


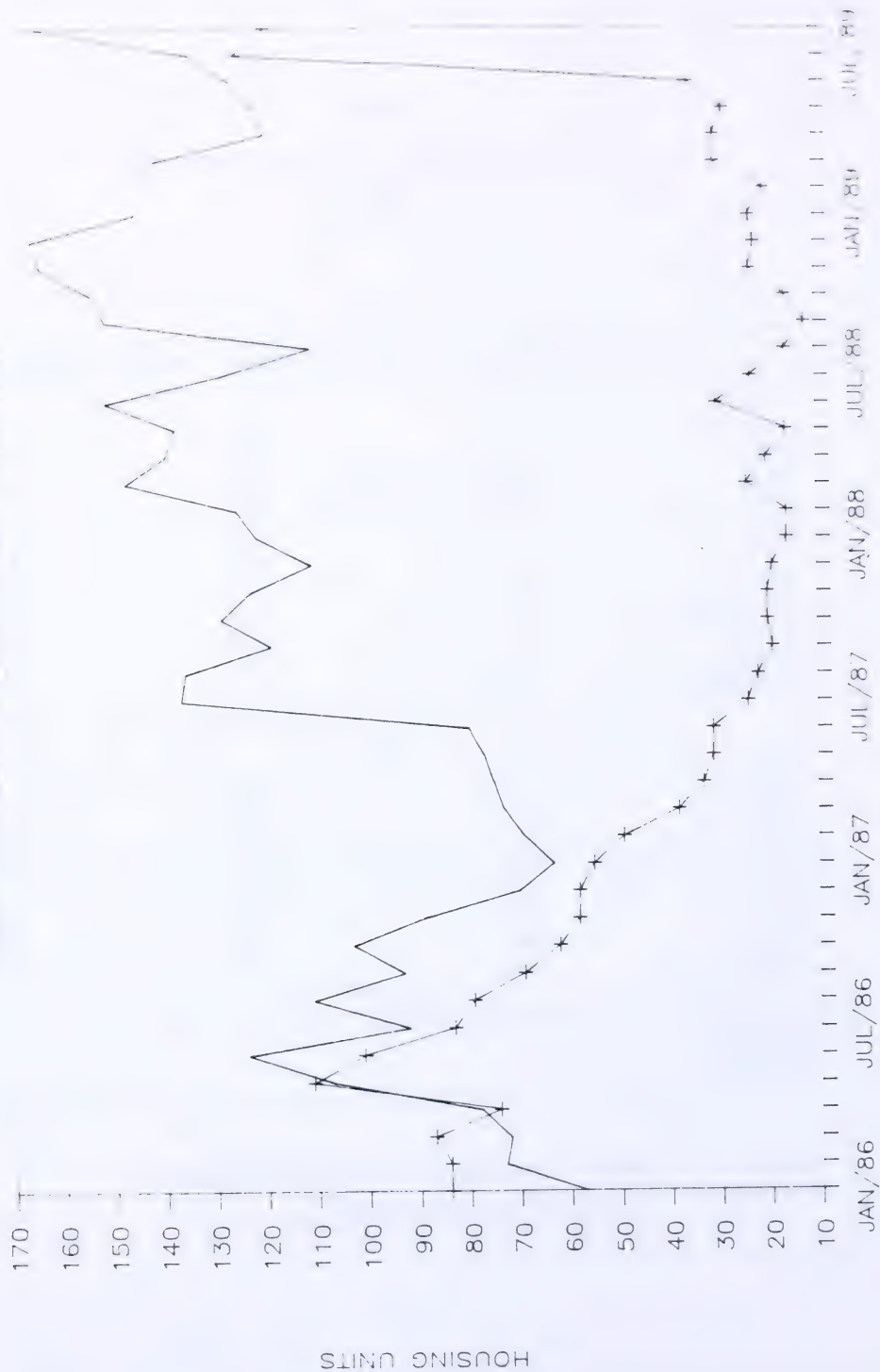
TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

| 1988 | | | |
|-----------|--------|-------------|--------------------|
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| JANUARY | 200 | 177 | 1195 |
| FEBRUARY | 174 | 251 | 1118 |
| MARCH | 201 | 300 | 1019 |
| APRIL | 409 | 256 | 1173 |
| MAY | 342 | 313 | 1202 |
| JUNE | 437 | 337 | 1302 |
| JULY | 466 | 380 | 1388 |
| AUGUST | 343 | 237 | 1491 |
| SEPTEMBER | 527 | 476 | 1543 |
| OCTOBER | 320 | 325 | 1493 |
| NOVEMBER | 427 | 351 | 1569 |
| DECEMBER | 287 | 315 | 1541 |
| 1989 | | | |
| JANUARY | 193 | 295 | 1440 |
| FEBRUARY | 158 | 234 | 1364 |
| MARCH | 313 | 238 | 1439 |
| APRIL | 395 | 237 | 1596 |
| MAY | 466 | 233 | 1829 |
| JUNE | 476 | 349 | 1956 |
| JULY | 624 | 558 | 2020 |
| AUGUST | 370 | 329 | 2058 |
| SEPTEMBER | | | |
| OCTOBER | | | |
| NOVEMBER | | | |
| DECEMBER | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED — EDMONTON



— SINGLES & DUPL.

+ APARTS & DUPLEXES

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLEXES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| ----- | | | | | |
| 1988 | | | | | |
| JANUARY | 122 | 16 | 138 | 177 | 55 |
| FEBRUARY | 126 | 16 | 142 | 251 | 63 |
| MARCH | 148 | 24 | 172 | 300 | 61 |
| APRIL | 140 | 20 | 160 | 256 | 63 |
| MAY | 138 | 16 | 154 | 313 | 67 |
| JUNE | 152 | 30 | 182 | 337 | 63 |
| JULY | 129 | 23 | 152 | 380 | 73 |
| AUGUST | 111 | 16 | 127 | 237 | 67 |
| SEPTEMBER | 152 | 12 | 164 | 476 | 73 |
| OCTOBER | 155 | 16 | 171 | 325 | 65 |
| NOVEMBER | 165 | 23 | 188 | 351 | 64 |
| DECEMBER | 167 | 22 | 189 | 315 | 62 |
| ----- | | | | | |
| 1989 | | | | | |
| JANUARY | 146 | 23 | 169 | 295 | 65 |
| FEBRUARY | 146 | 20 | 166 | 234 | 59 |
| MARCH | 142 | 30 | 172 | 238 | 57 |
| APRIL | 120 | 30 | 150 | 237 | 63 |
| MAY | 122 | 28 | 150 | 233 | 61 |
| JUNE | 127 | 35 | 162 | 349 | 68 |
| JULY | 135 | 126 | 261 | 558 | 64 |
| AUGUST | 166 | 120 | 286 | 329 | 52 |
| SEPTEMBER | | | | | |
| OCTOBER | | | | | |
| NOVEMBER | | | | | |
| DECEMBER | | | | | |
| ----- | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY

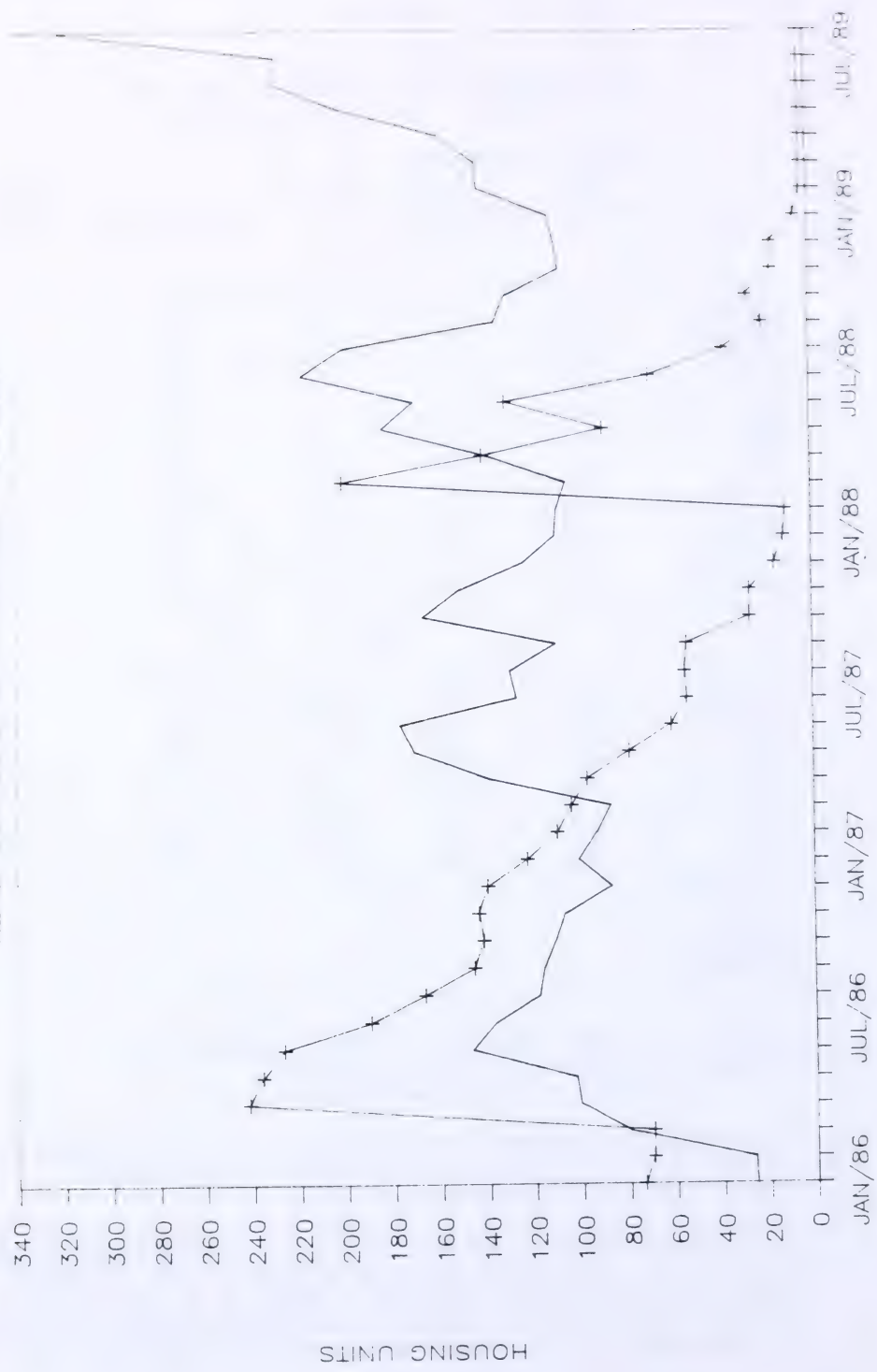


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLEXES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| ----- | | | | | |
| 1988 | | | | | |
| ----- | | | | | |
| JANUARY | 110 | 12 | 122 | 202 | 64 |
| FEBRUARY | 109 | 11 | 120 | 308 | 72 |
| MARCH | 105 | 201 | 306 | 474 | 48 |
| APRIL | 139 | 141 | 280 | 418 | 61 |
| MAY | 184 | 89 | 273 | 241 | 48 |
| JUNE | 170 | 131 | 301 | 355 | 52 |
| JULY | 218 | 69 | 287 | 378 | 58 |
| AUGUST | 200 | 37 | 237 | 189 | 50 |
| SEPTEMBER | 135 | 20 | 155 | 399 | 76 |
| OCTOBER | 130 | 27 | 157 | 336 | 68 |
| NOVEMBER | 107 | 16 | 123 | 492 | 81 |
| DECEMBER | 109 | 16 | 125 | 331 | 72 |
| ----- | | | | | |
| 1989 | | | | | |
| ----- | | | | | |
| JANUARY | 112 | 6 | 118 | 206 | 64 |
| FEBRUARY | 142 | 3 | 145 | 285 | 64 |
| MARCH | 143 | 3 | 146 | 198 | 57 |
| APRIL | 159 | 3 | 162 | 491 | 75 |
| MAY | 201 | 3 | 204 | 407 | 64 |
| JUNE | 230 | 3 | 233 | 462 | 65 |
| JULY | 228 | 3 | 231 | 687 | 75 |
| AUGUST | 321 | 3 | 324 | 468 | 54 |
| SEPTEMBER | | | | | |
| OCTOBER | | | | | |
| NOVEMBER | | | | | |
| DECEMBER | | | | | |
| ----- | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES

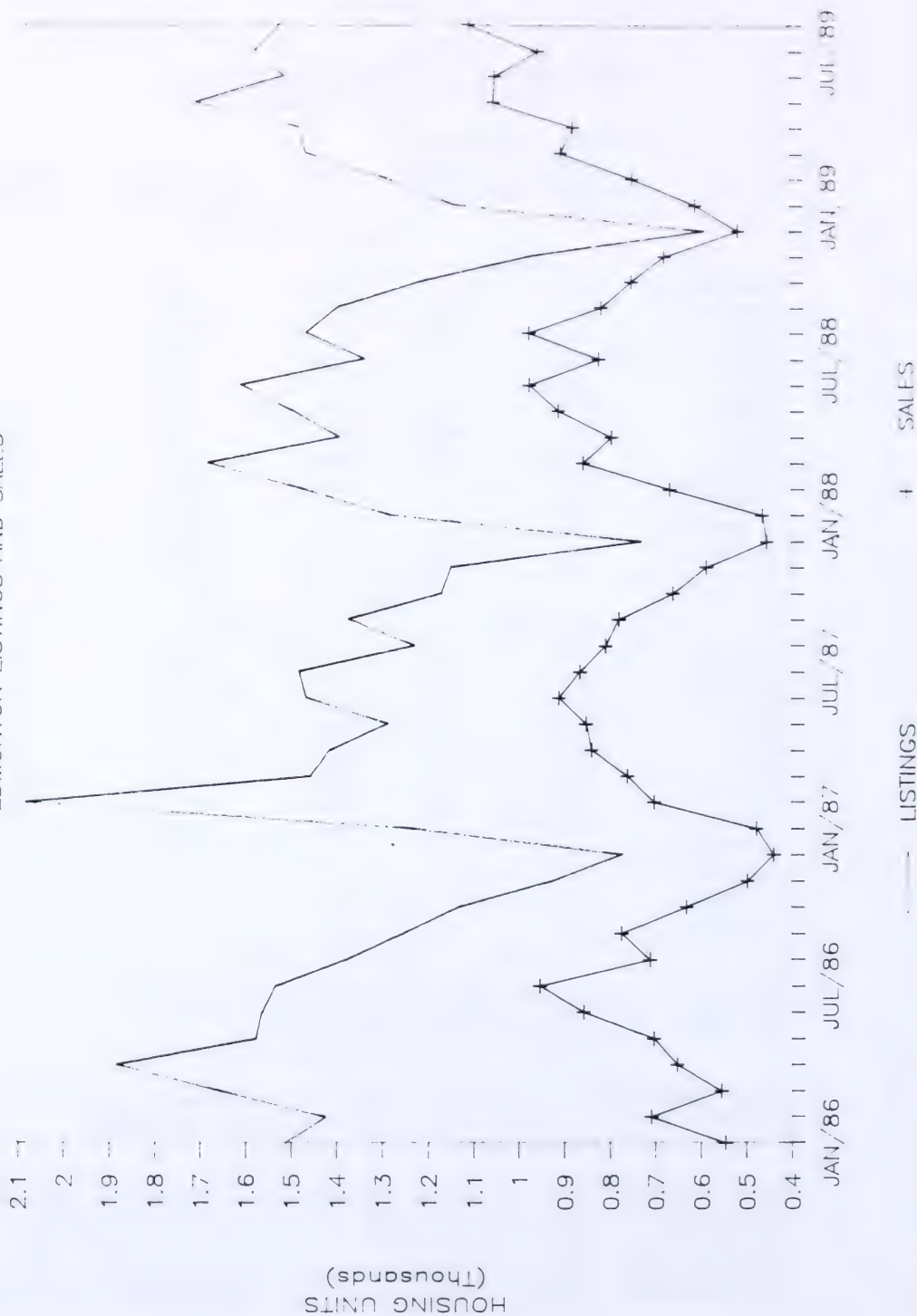


TABLE 13

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

| ----- | | | | |
|--------------|------------------------------|-------|----------------------------------|-----------------------------|
| 1988 | | | | |
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1288 | 463 | .36 | 77982 |
| FEBRUARY | 1478 | 667 | .45 | 76385 |
| MARCH | 1688 | 858 | .51 | 78935 |
| APRIL | 1397 | 795 | .57 | 82004 |
| MAY | 1502 | 913 | .61 | 81285 |
| JUNE | 1616 | 978 | .61 | 85636 |
| JULY | 1343 | 824 | .61 | 85372 |
| AUGUST | 1472 | 979 | .67 | 83181 |
| SEPTEMBER | 1398 | 818 | .59 | 82881 |
| OCTOBER | 1218 | 751 | .62 | 82043 |
| NOVEMBER | 978 | 678 | .69 | 85120 |
| DECEMBER | 590 | 515 | .87 | 81271 |
| ----- | | | | |
| 1989 | | | | |
| JANUARY | 1150 | 610 | .53 | 82311 |
| FEBRUARY | 1297 | 750 | .58 | 84760 |
| MARCH | 1474 | 908 | .62 | 87552 |
| APRIL | 1491 | 880 | .59 | 86301 |
| MAY | 1719 | 1058 | .62 | 90502 |
| JUNE | 1522 | 1054 | .69 | 91281 |
| JULY | 1588 | 959 | .60 | 88422 |
| AUGUST | 1534 | 1112 | .72 | 89646 |
| SEPTEMBER | | | | |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| ----- | | | | |
| SOURCE: | EDMONTON REAL ESTATE BOARD | | | |
| PREPARED BY: | ALBERTA MUNICIPAL AFFAIRS | | | |
| | HOUSING PLANNING SECRETARIAT | | | |

FIGURE 11
CALGARY LISTINGS AND SALES

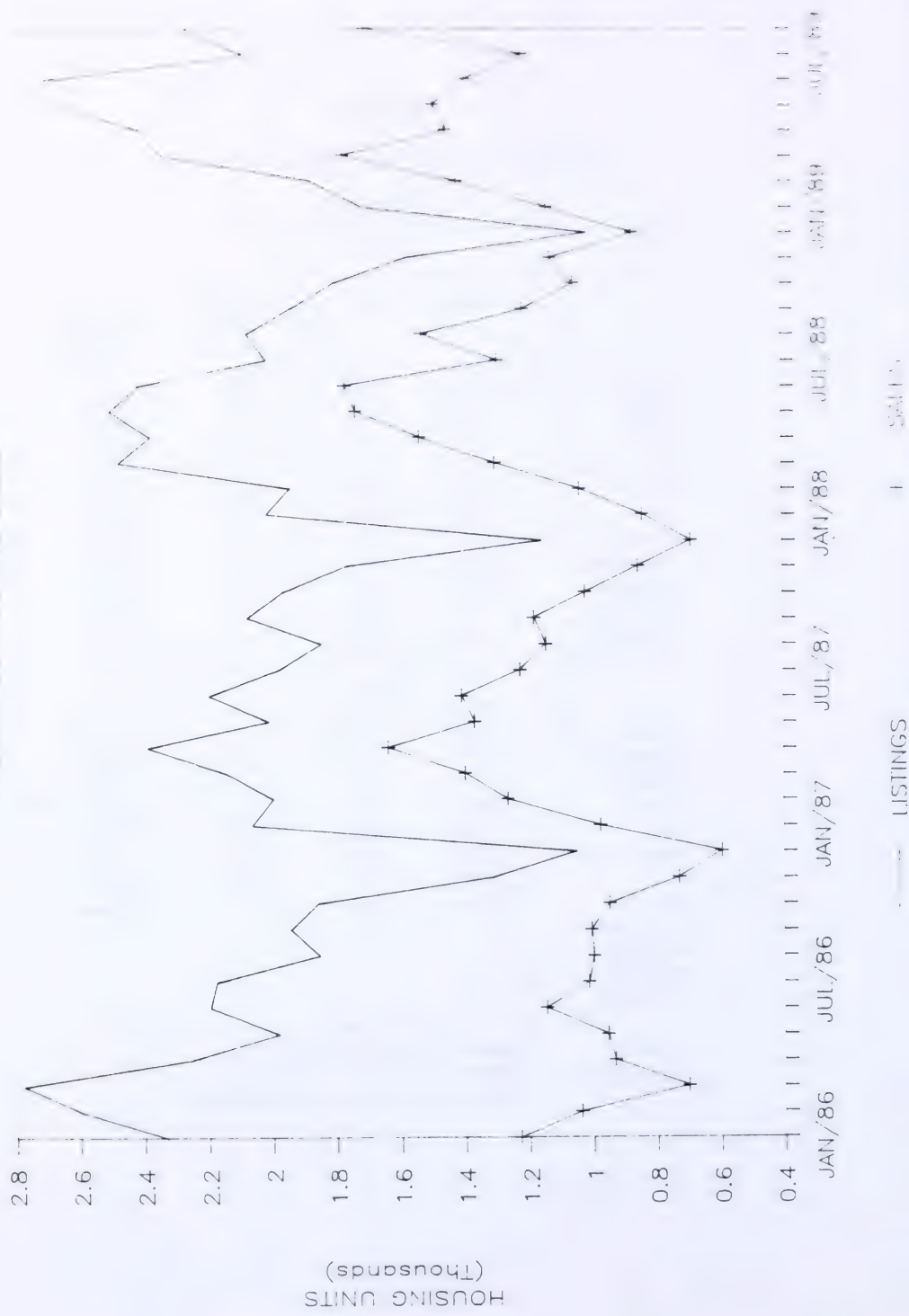


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

| 1988 | | | | |
|--|----------|-------|----------------------------------|-----------------------------|
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1945 | 841 | .43 | 90623 |
| FEBRUARY | 1945 | 1038 | .53 | 91213 |
| MARCH | 2485 | 1305 | .53 | 96389 |
| APRIL | 2384 | 1541 | .65 | 98765 |
| MAY | 2512 | 1740 | .69 | 99368 |
| JUNE | 2422 | 1774 | .73 | 101695 |
| JULY | 2019 | 1295 | .64 | 104129 |
| AUGUST | 2083 | 1532 | .74 | 99602 |
| SEPTEMBER | 1941 | 1214 | .63 | 101425 |
| OCTOBER | 1803 | 1054 | .58 | 100538 |
| NOVEMBER | 1582 | 1127 | .71 | 103471 |
| DECEMBER | 1010 | 866 | .86 | 101210 |
| 1989 | | | | |
| JANUARY | 1721 | 1138 | .66 | 99141 |
| FEBRUARY | 1880 | 1421 | .76 | 106355 |
| MARCH | 2349 | 1778 | .76 | 109406 |
| APRIL | 2423 | 1453 | .60 | 112019 |
| MAY | 2666 | 1494 | .56 | 111169 |
| JUNE | 2722 | 1393 | .51 | 110751 |
| JULY | 2092 | 1213 | .58 | 109485 |
| AUGUST | 2274 | 1709 | .75 | 110373 |
| SEPTEMBER | | | | |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| SOURCE: CALGARY REAL ESTATE BOARD | | | | |
| PREPARED BY: ALBERTA MUNICIPAL AFFAIRS | | | | |
| HOUSING PLANNING SECRETARIAT | | | | |

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

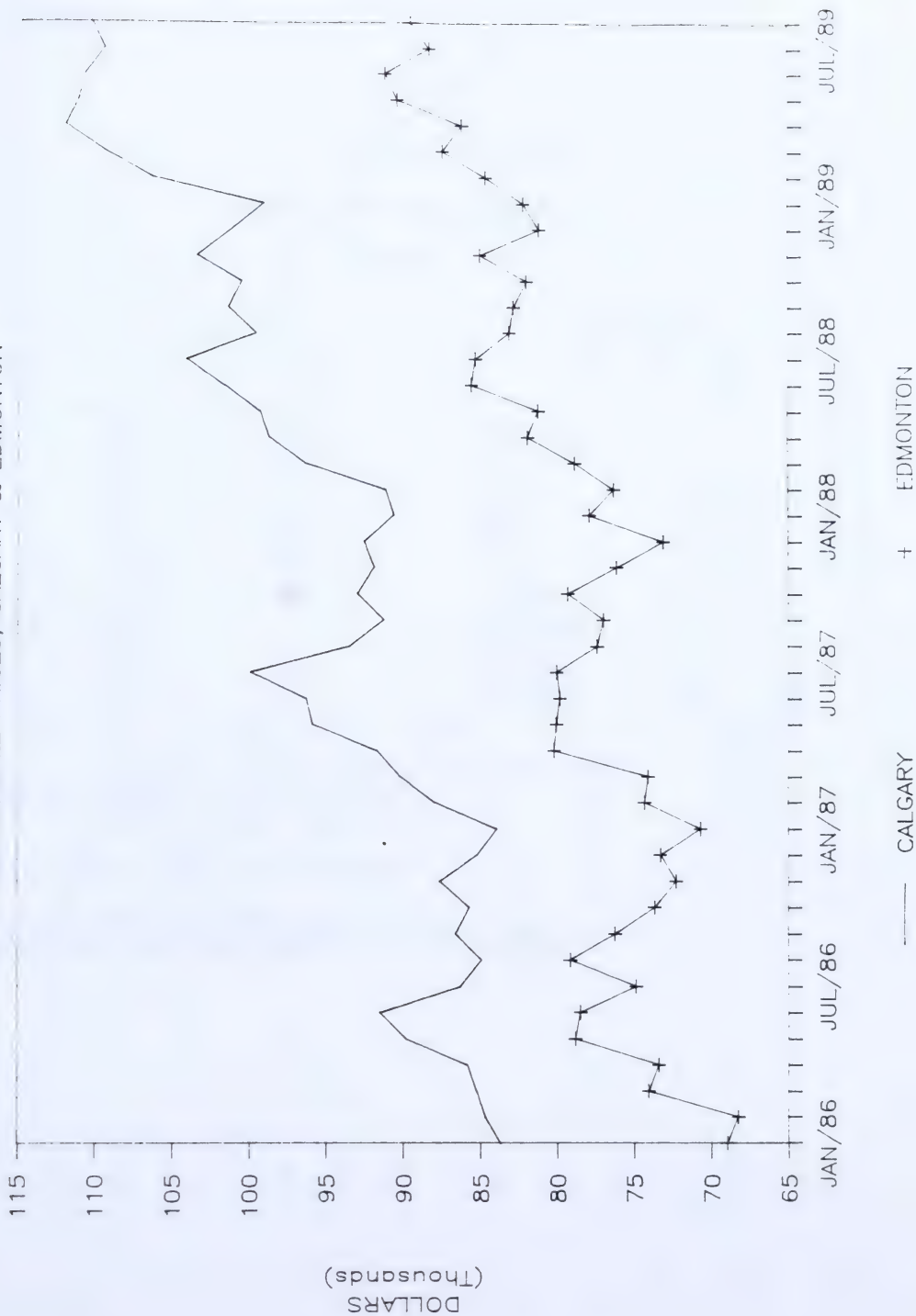


FIGURE 13
NEW HOUSE PRICE INDICES, CALG. & EDM.

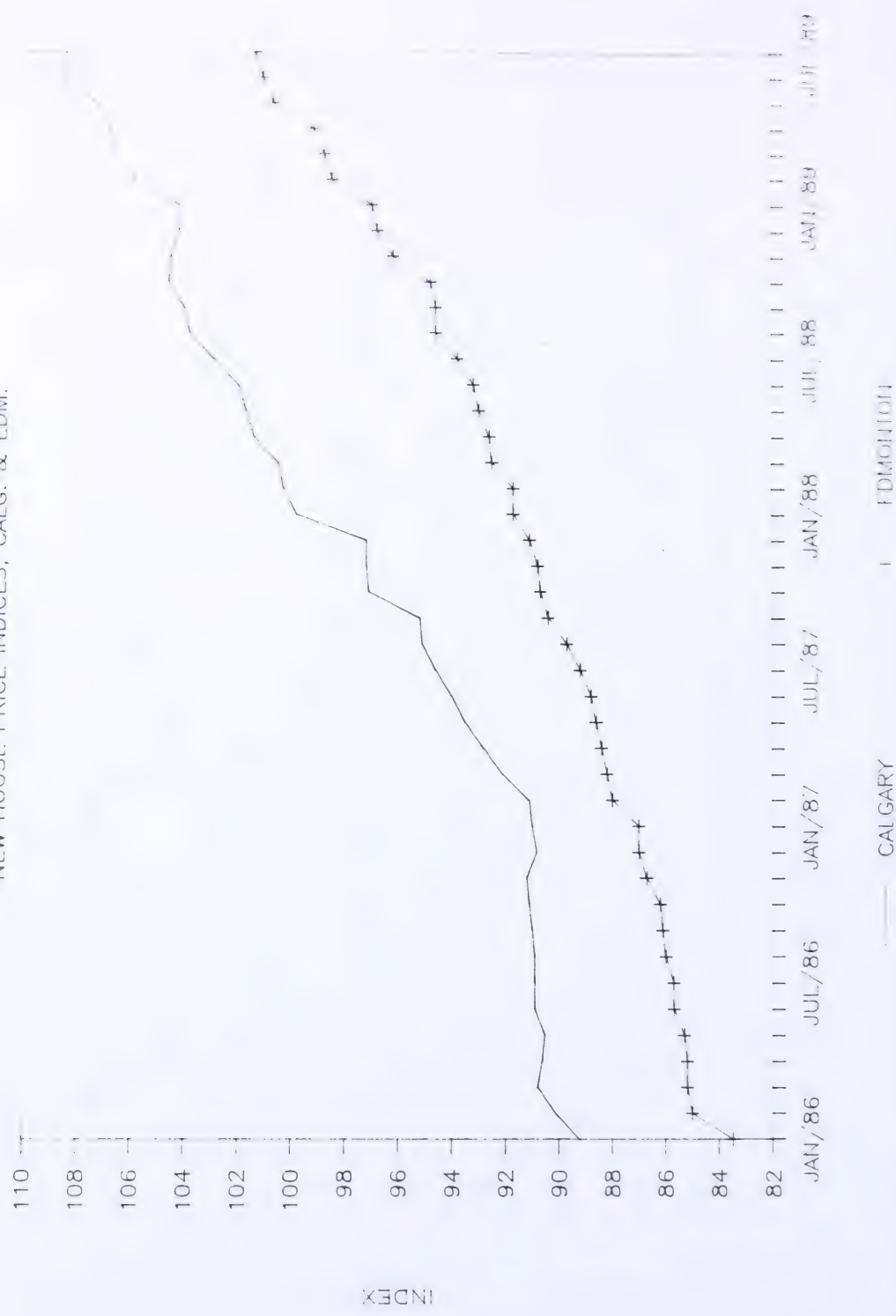


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

| CALGARY** | | | EDMONTON*** | | |
|-----------|-------|-------|-------------|------|-------|
| | 1988 | 1989 | | 1988 | 1989 |
| JANUARY | 99.8 | 104.2 | JANUARY | 91.7 | 97.0 |
| FEBRUARY | 100.3 | 105.8 | FEBRUARY | 91.7 | 98.5 |
| MARCH | 100.5 | 106.7 | MARCH | 92.5 | 98.8 |
| APRIL | 101.4 | 106.8 | APRIL | 92.6 | 99.2 |
| MAY | 101.7 | 107.3 | MAY | 93.0 | 100.7 |
| JUNE | 101.7 | 108.5 | JUNE | 93.0 | 101.1 |
| JULY | 102.9 | 108.5 | JULY | 93.8 | 101.4 |
| AUGUST | 103.8 | | AUGUST | 94.6 | |
| SEPTEMBER | 104.0 | | SEPTEMBER | 94.6 | |
| OCTOBER | 104.6 | | OCTOBER | 94.8 | |
| NOVEMBER | 104.5 | | NOVEMBER | 96.2 | |
| DECEMBER | 104.2 | | DECEMBER | 96.8 | |

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

CANADIAN

OCT 30 1989

RESIDENTIAL CONSTRUCTION IN ALBERTA

SEPTEMBER 1989

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION
IN ALBERTA
SEPTEMBER, 1989

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

ISSN 0823-3047
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| | |
|--|----|
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* * * *

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| | |
|--|----|
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|--|----|

* * * *

| | |
|--|----|
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|--|----|

HIGHLIGHTS

Alberta

- In the third quarter, housing starts jumped sharply to 4,621 units, up 32% over the 1988 figure of 3,499. This increase brought the total starts to 10,469 for the first three quarters of 1989, the highest level since 1983.

Urban Alberta

- Housing starts for urban Alberta increased to 1,137 units last month, up 7% in comparison with 1,060 units for September 1988.
- Total starts to date rose by 33% to 8,764 units from 6,569 for 1988. Both single and multiple family starts showed increases.
- Housing under construction in September also increased 33% to 4,873 units from 3,655 a year ago.

Calgary

- Calgary's September starts improved significantly to 543 units, a jump of 37% over the same month last year.
- Total starts for the first nine months showed a 63% increase over the same period 1988 to 4,321 units. Single family starts were up by 52% while multiples jumped by 180%.
- Housing under construction rose 4% to 2,321 units in September, but inventory of newly completed and unoccupied housing fell to 296 units from 324 in August.
- In the resale market, 1,731 residential properties were sold during the month, 43% ahead of last year's levels. Total sales to date rose 9% over 1988.

- Despite the sales increase, the average selling price dropped 3% from August to \$107,511 in September. However, the new housing price index rose 1.7% in August from July, reaching a level of 110.3.

Edmonton

- For the first time in four months, Edmonton's housing starts in September fell 9% to 479 units compared to 527 in 1988.
- Total starts for the year, however, still showed a 12% increase to 3,474 units from 3,099 a year ago.
- Housing under construction increased again to 2,076 units from 2,058 the month before. Inventory of newly completed and unoccupied housing also increased to 310 units in September, the highest level since December 1984 (329).
- In the resale market, the number of houses sold rose 30% over September 1988 to 1,066 units. The ratio of sales to listings also jumped to .83 compared to .59 last year.
- The average resale house price decreased slightly to \$89,596 last month, but still above the level this time last year. However, the new housing price index continued the upward trend to 102.3 in August, up 8% over last year.

TABLE 1

SEP-89

HOUSING STARTS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|--------------------------|---------|------|-----|-----|-------|--|
| CALGARY | 503 | 4 | 36 | 0 | 543 | 37 |
| CAMROSE | 2 | 0 | 0 | 0 | 2 | -33 |
| EDMONTON M.A. | 417 | 20 | 42 | 0 | 479 | -9 |
| FORT MCMURRAY | 0 | 0 | 0 | 0 | 0 | -100 |
| GRANDE PRAIRIE | 10 | 0 | 0 | 0 | 10 | -60 |
| LETHBRIDGE | 28 | 0 | 0 | 0 | 28 | 47 |
| LLOYDMINSTER(ALTA. PART) | 2 | 0 | 0 | 0 | 2 | -67 |
| MEDICINE HAT | 17 | 0 | 0 | 0 | 17 | 6 |
| RED DEER | 1 | 14 | 20 | 0 | 35 | 13 |
| WETASKIWIN | 6 | 2 | 0 | 0 | 8 | 167 |
| OTHER CENTRES ** | 13 | 0 | 0 | 0 | 13 | -50 |
| TOTAL | 999 | 40 | 98 | 0 | 1137 | 7 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

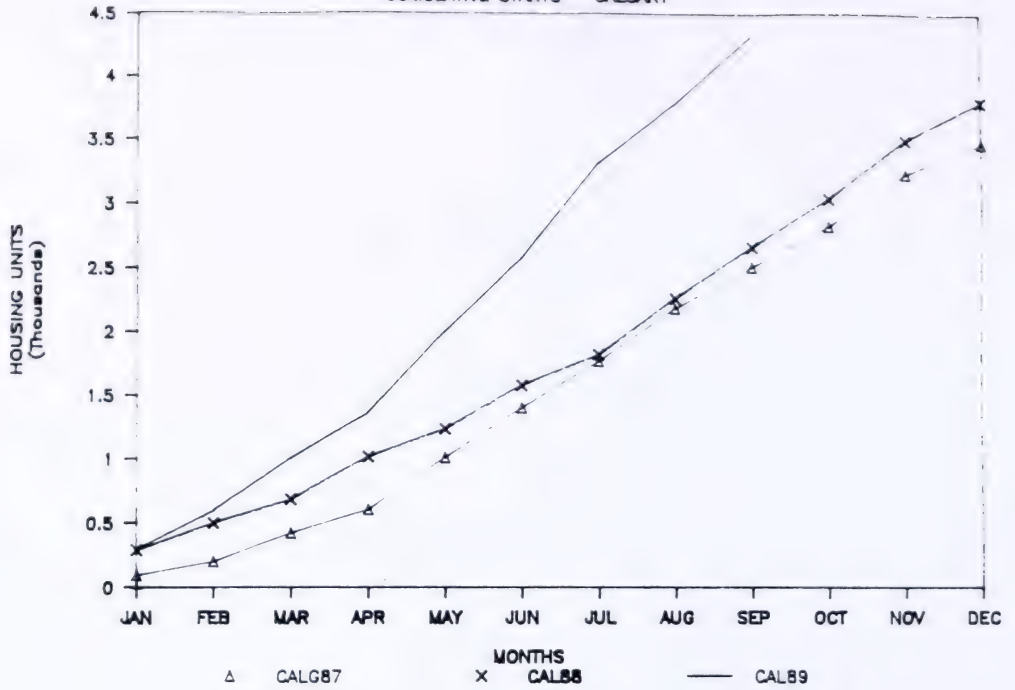


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

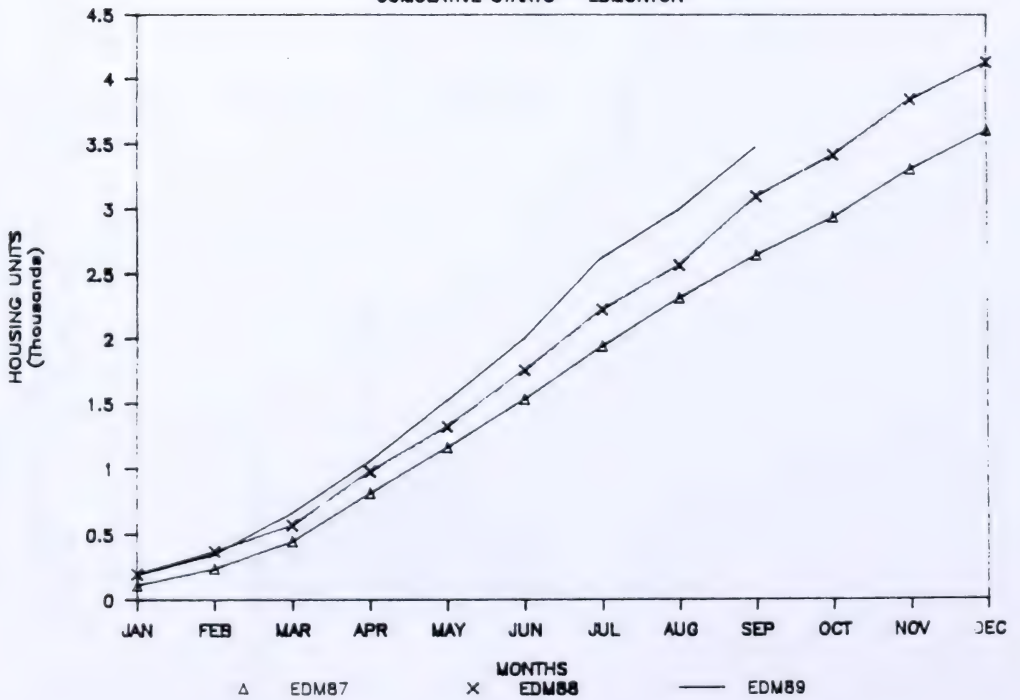


TABLE 2

SEP-89

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

| CITY | SINGLES | | SEMS | | ROW | | APT | | TOTAL | PERCENT CHANGE IN TOTAL STARTS | |
|--------------------------|---------|------|------|------|------|------|------|------|-------|--------------------------------------|-----|
| | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | |
| CALGARY | 2443 | 3721 | 178 | 144 | 25 | 411 | 11 | 45 | 2657 | 4321 | 63 |
| CAMROSE | 14 | 25 | 0 | 0 | 4 | 8 | 0 | 20 | 18 | 53 | 194 |
| EDMONTON M.A. | 2685 | 2889 | 86 | 160 | 128 | 252 | 200 | 173 | 3099 | 3474 | 12 |
| FORT MCMURRAY | 27 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 9 | -67 |
| GRANDE PRAIRIE | 108 | 134 | 2 | 0 | 0 | 0 | 0 | 0 | 110 | 134 | 22 |
| LETHBRIDGE | 132 | 132 | 6 | 4 | 0 | 3 | 0 | 8 | 138 | 147 | 7 |
| LLOYDMINSTER(ALTA. PART) | 30 | 23 | 0 | 2 | 0 | 0 | 0 | 0 | 30 | 25 | -17 |
| MEDICINE HAT | 91 | 152 | 6 | 2 | 18 | 0 | 7 | 42 | 122 | 196 | 61 |
| RED DEER | 147 | 144 | 6 | 38 | 99 | 74 | 0 | 35 | 252 | 291 | 15 |
| WETASKIWIN | 26 | 36 | 2 | 2 | 6 | 0 | 0 | 0 | 34 | 38 | 12 |
| OTHER CENTRES ** | 80 | 72 | 2 | 4 | 0 | 0 | 0 | 0 | 82 | 76 | -7 |
| TOTAL | 5783 | 7337 | 288 | 356 | 280 | 748 | 218 | 323 | 6569 | 8764 | 33 |
| PERCENT CHANGE BY TYPE | | 27 | | 24 | | 167 | | 48 | | 33 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

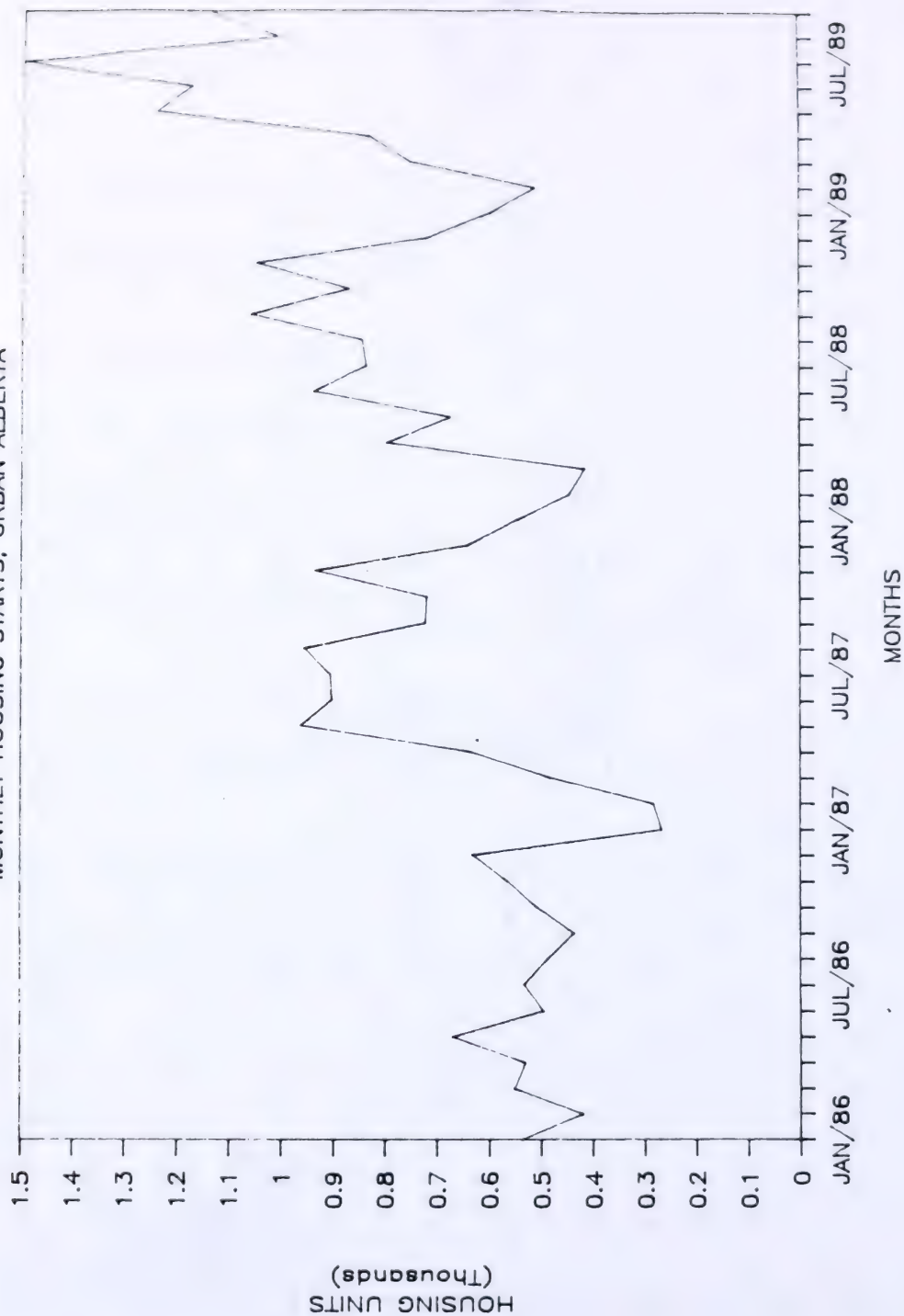


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1988-1989

| | 1988 | 1989 | PERCENT CHANGE |
|-----------|------|------|----------------|
| JANUARY | 547 | 600 | 10 |
| FEBRUARY | 447 | 513 | 15 |
| MARCH | 416 | 755 | 81 |
| APRIL | 799 | 834 | 4 |
| MAY | 675 | 1242 | 84 |
| JUNE | 940 | 1174 | 25 |
| JULY | 838 | 1498 | 79 |
| AUGUST | 847 | 1011 | 19 |
| SEPTEMBER | 1060 | 1137 | 7 |
| OCTOBER | 871 | | |
| NOVEMBER | 1050 | | |
| DECEMBER | 722 | | |
| TOTAL | 9212 | 8764 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

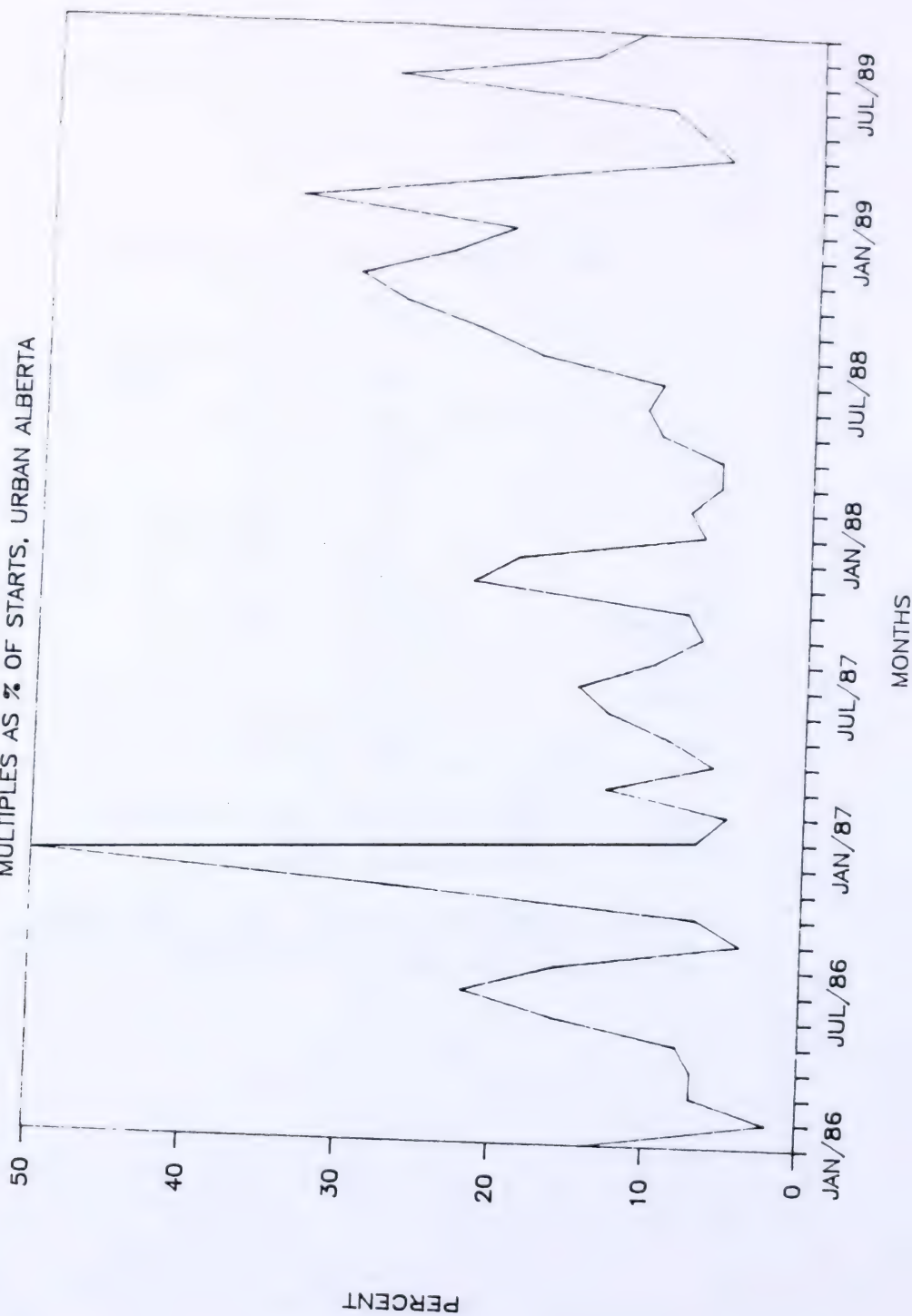


TABLE 4
SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

| 1988-1989 | | | | |
|-----------|-------|---------|-------|-----------------------------------|
| 1988 | | | | |
| | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL |
| JANUARY | 547 | 508 | 39 | 7 |
| FEBRUARY | 447 | 413 | 34 | 8 |
| MARCH | 416 | 390 | 26 | 6 |
| APRIL | 799 | 754 | 45 | 6 |
| MAY | 675 | 610 | 65 | 10 |
| JUNE | 940 | 835 | 105 | 11 |
| JULY | 838 | 753 | 85 | 10 |
| AUGUST | 847 | 694 | 153 | 18 |
| SEPTEMBER | 1060 | 826 | 234 | 22 |
| OCTOBER | 871 | 633 | 238 | 27 |
| NOVEMBER | 1050 | 740 | 310 | 30 |
| DECEMBER | 722 | 547 | 175 | 24 |
| TOTAL | 9212 | 7703 | 1509 | 16 |
| 1989 | | | | |
| JANUARY | 600 | 478 | 122 | 20 |
| FEBRUARY | 513 | 340 | 173 | 34 |
| MARCH | 755 | 606 | 149 | 20 |
| APRIL | 834 | 780 | 54 | 6 |
| MAY | 1242 | 1143 | 99 | 8 |
| JUNE | 1174 | 1055 | 119 | 10 |
| JULY | 1498 | 1080 | 418 | 28 |
| AUGUST | 1011 | 856 | 155 | 15 |
| SEPTEMBER | 1137 | 999 | 138 | 12 |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| TOTAL | 8764 | 7337 | 1427 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A
MULTIPLES AS % OF STARTS, CALGARY

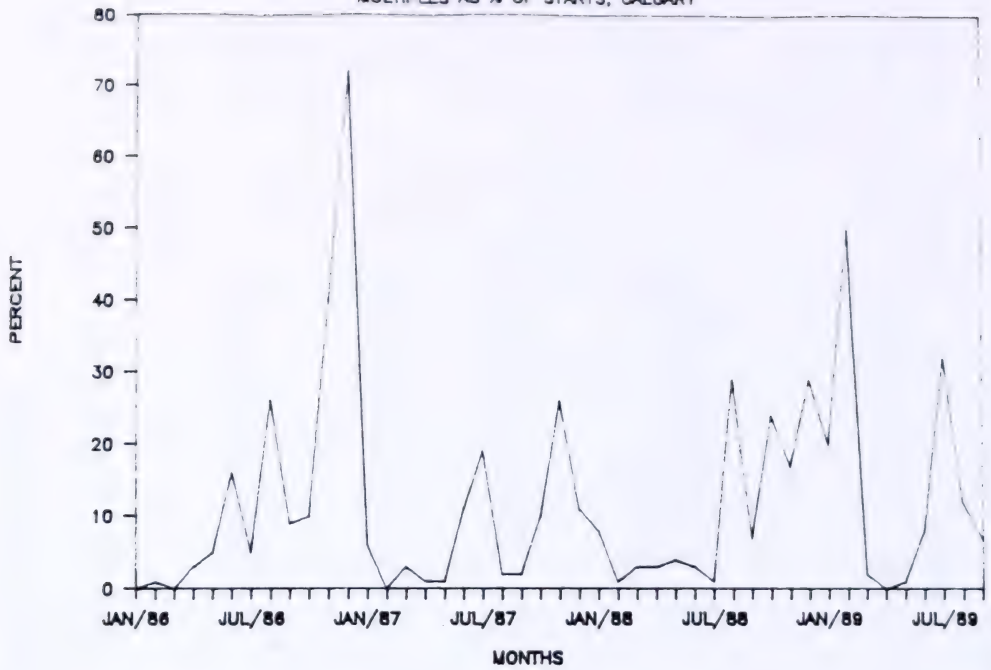


FIGURE 4B
MULTIPLES AS % OF STARTS, EDMONTON

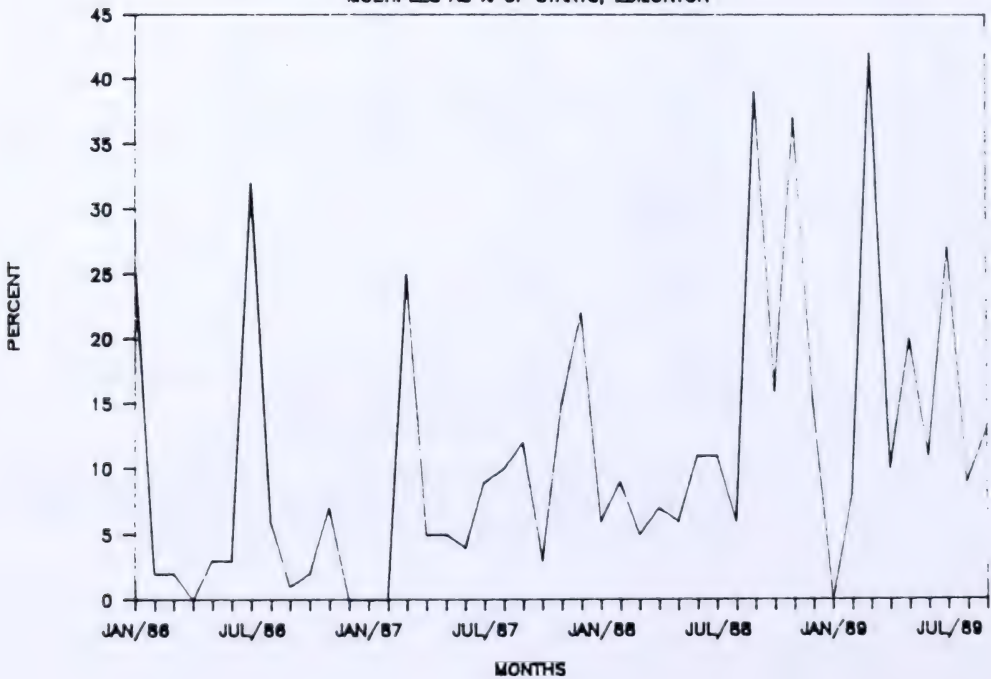


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

| 1988 | | | | | | EDMONTON(METRO) | | | | | |
|-----------|---------|-------|-----------------------------------|----|-----------|-----------------|---------|-------|-----------------------------------|--|--|
| CALGARY | | | | | | | | | | | |
| TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL | | | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL | | |
| JANUARY | 290 | 268 | 22 | 8 | JANUARY | 200 | 188 | 12 | 6 | | |
| FEBRUARY | 214 | 212 | 2 | 1 | FEBRUARY | 174 | 159 | 15 | 9 | | |
| MARCH | 183 | 177 | 6 | 3 | MARCH | 201 | 190 | 11 | 5 | | |
| APRIL | 334 | 325 | 9 | 3 | APRIL | 409 | 379 | 30 | 7 | | |
| MAY | 217 | 209 | 8 | 4 | MAY | 342 | 320 | 22 | 6 | | |
| JUNE | 343 | 332 | 11 | 3 | JUNE | 437 | 389 | 48 | 11 | | |
| JULY | 241 | 239 | 2 | 1 | JULY | 466 | 415 | 51 | 11 | | |
| AUGUST | 439 | 313 | 126 | 29 | AUGUST | 343 | 322 | 21 | 6 | | |
| SEPTEMBER | 396 | 368 | 28 | 7 | SEPTEMBER | 527 | 323 | 204 | 39 | | |
| OCTOBER | 377 | 285 | 92 | 24 | OCTOBER | 320 | 270 | 50 | 16 | | |
| NOVEMBER | 455 | 377 | 78 | 17 | NOVEMBER | 427 | 271 | 156 | 37 | | |
| DECEMBER | 311 | 222 | 89 | 29 | DECEMBER | 287 | 243 | 44 | 15 | | |
| TOTAL | 3800 | 3327 | 473 | 12 | TOTAL | 4133 | 3469 | 664 | 16 | | |
| 1989 | | | | | | EDMONTON(METRO) | | | | | |
| CALGARY | | | | | | | | | | | |
| JANUARY | 297 | 239 | 58 | 20 | JANUARY | 193 | 193 | 0 | 0 | | |
| FEBRUARY | 301 | 149 | 152 | 50 | FEBRUARY | 158 | 146 | 12 | 8 | | |
| MARCH | 407 | 397 | 10 | 2 | MARCH | 313 | 182 | 131 | 42 | | |
| APRIL | 358 | 358 | 0 | 0 | APRIL | 395 | 357 | 38 | 10 | | |
| MAY | 633 | 629 | 4 | 1 | MAY | 466 | 375 | 91 | 20 | | |
| JUNE | 572 | 528 | 44 | 8 | JUNE | 476 | 425 | 51 | 11 | | |
| JULY | 741 | 505 | 236 | 32 | JULY | 624 | 458 | 166 | 27 | | |
| AUGUST | 469 | 413 | 56 | 12 | AUGUST | 370 | 336 | 34 | 9 | | |
| SEPTEMBER | 543 | 503 | 40 | 7 | SEPTEMBER | 479 | 417 | 62 | 13 | | |
| OCTOBER | | | | | OCTOBER | | | | | | |
| NOVEMBER | | | | | NOVEMBER | | | | | | |
| DECEMBER | | | | | DECEMBER | | | | | | |
| TOTAL | 4321 | 3721 | 600 | | TOTAL | 3474 | 2889 | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

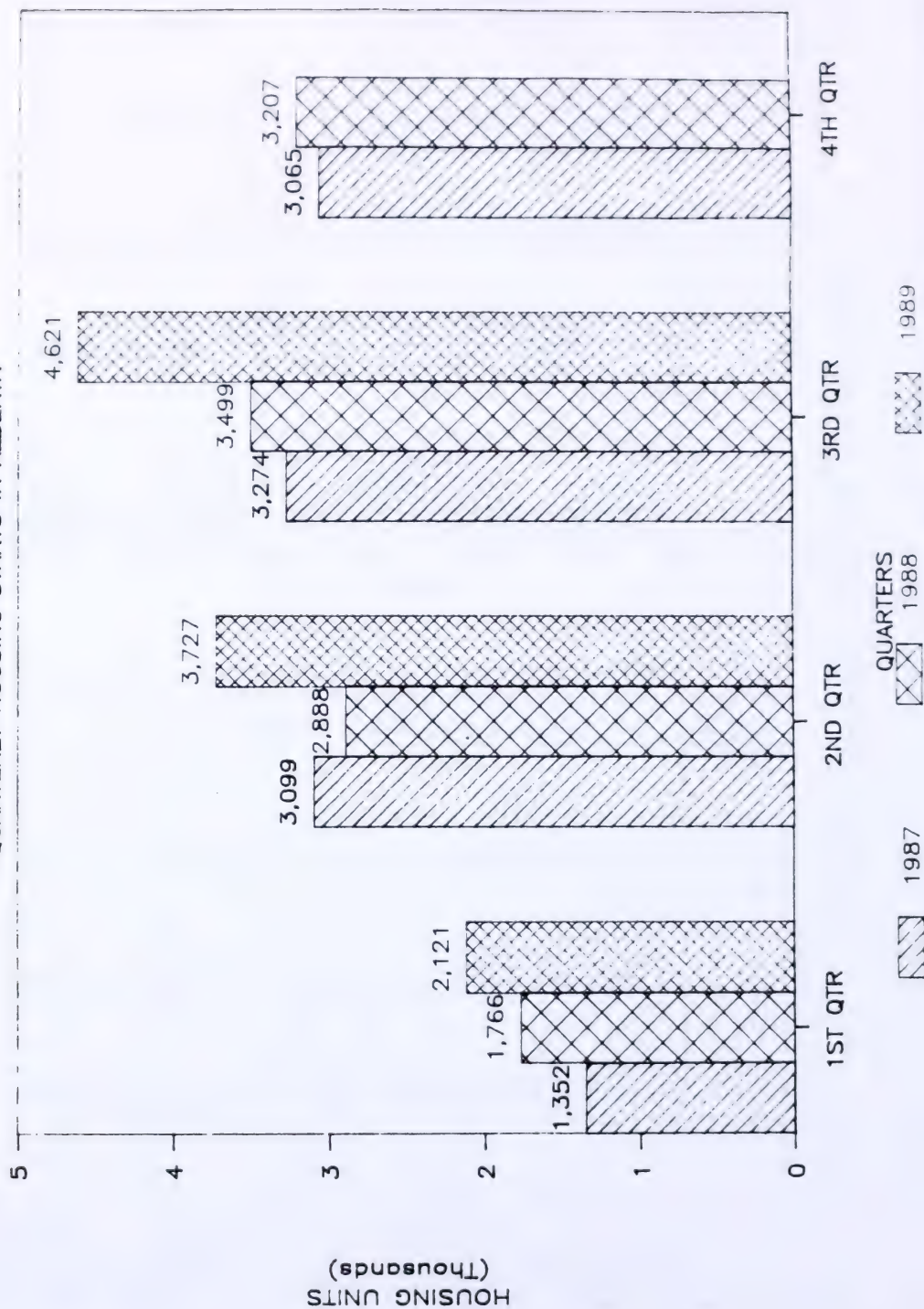


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

| | 1988 - 1989 | | |
|----------------|-------------|-------|-------------------|
| | 1988 | 1989 | PERCENT CHANGE |
| FIRST QUARTER | 1766 | 2121 | 20 |
| SECOND QUARTER | 2888 | 3727 | 29 |
| THIRD QUARTER | 3499 | 4621 | 32 |
| FOURTH QUARTER | 3207 | ----- | ----- |
| TOTAL | 11360 | 10469 | ----- |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

SEP-89

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|--------------------------|---------|------|-----|-----|-------|--|
| CALGARY | 445 | 4 | 0 | 0 | 449 | 13 |
| CAMROSE | 3 | 0 | 0 | 20 | 23 | 475 |
| EDMONTON M.A. | 335 | 30 | 19 | 78 | 462 | 3 |
| FORT MCMURRAY | 2 | 0 | 0 | 0 | 2 | -78 |
| GRANDE PRAIRIE | 9 | 0 | 0 | 0 | 9 | -10 |
| LETHBRIDGE | 8 | 0 | 0 | 0 | 8 | -43 |
| LLOYDMINSTER(ALTA. PART) | 3 | 0 | 0 | 0 | 3 | 50 |
| MEDICINE HAT | 8 | 0 | 0 | 33 | 41 | 310 |
| RED DEER | 21 | 2 | 16 | 0 | 39 | 86 |
| WETASKIWIN | 5 | 0 | 0 | 0 | 5 | 150 |
| OTHER CENTRES ** | 9 | 0 | 0 | 0 | 9 | -50 |
| TOTAL | 848 | 36 | 35 | 131 | 1050 | 9 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

SEP-89

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|--------------------------|---------|------|-----|-----|-------|--|
| CALGARY | 1753 | 276 | 247 | 45 | 2321 | 37 |
| CAMROSE | 10 | 0 | 8 | 0 | 18 | 100 |
| EDMONTON M.A. | 1618 | 98 | 187 | 173 | 2076 | 35 |
| FORT MCMURRAY | 3 | 0 | 0 | 0 | 3 | -80 |
| GRANDE PRAIRIE | 64 | 0 | 0 | 0 | 64 | 16 |
| LETHBRIDGE | 64 | 0 | 0 | 41 | 105 | 67 |
| LLOYDMINSTER(ALTA. PART) | 8 | 0 | 0 | 0 | 8 | -47 |
| MEDICINE HAT | 87 | 2 | 0 | 0 | 89 | 78 |
| RED DEER | 37 | 16 | 67 | 0 | 120 | -18 |
| WETASKIWIN | 20 | 2 | 0 | 0 | 22 | 69 |
| OTHER CENTRES ** | 47 | 0 | 0 | 0 | 47 | 2 |
| TOTAL | 3711 | 394 | 509 | 259 | 4873 | 33 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

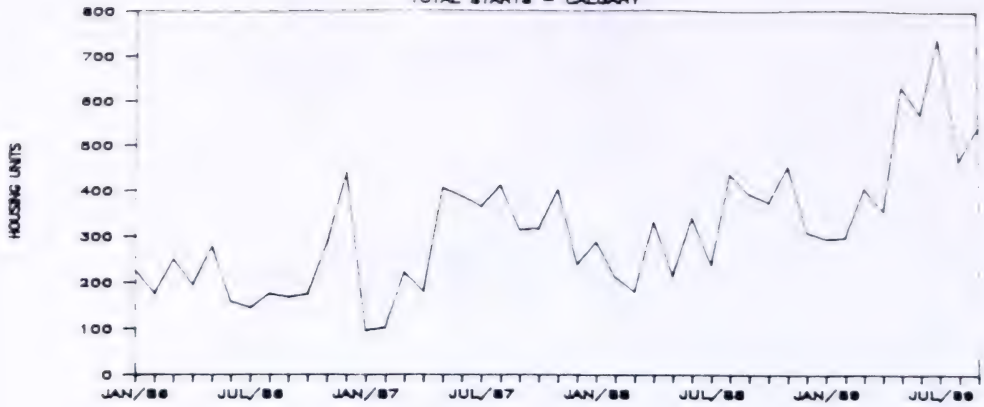


FIGURE 6B
COMPLETIONS - CALGARY

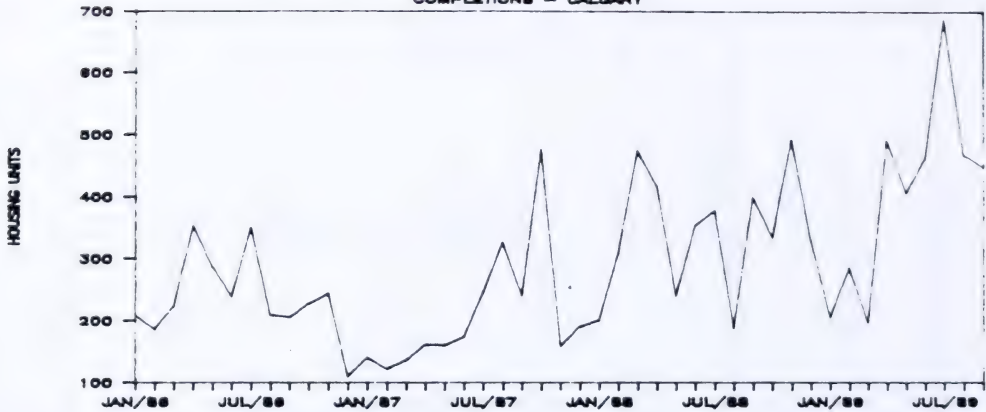


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

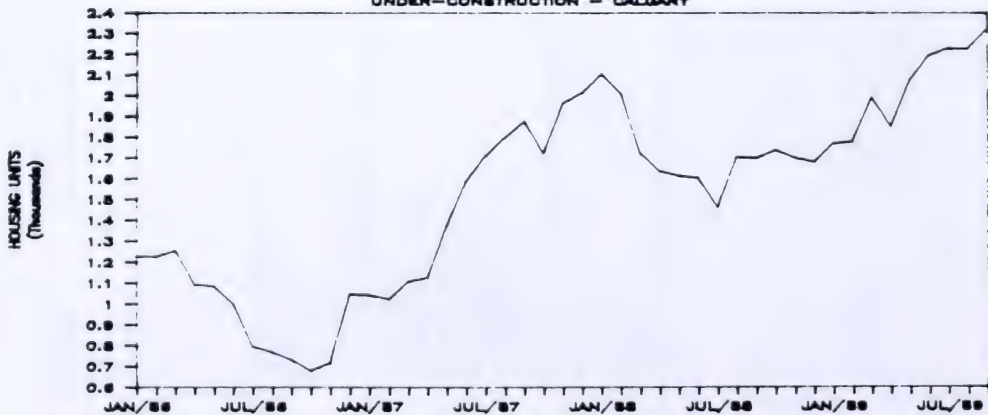


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

| 1988 | | | |
|-----------|--------|-------------|--------------------|
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| JANUARY | 290 | 202 | 2107 |
| FEBRUARY | 214 | 308 | 2013 |
| MARCH | 183 | 474 | 1722 |
| APRIL | 334 | 418 | 1638 |
| MAY | 217 | 241 | 1614 |
| JUNE | 343 | 355 | 1602 |
| JULY | 241 | 378 | 1464 |
| AUGUST | 439 | 189 | 1705 |
| SEPTEMBER | 396 | 399 | 1700 |
| OCTOBER | 377 | 336 | 1740 |
| NOVEMBER | 455 | 492 | 1701 |
| DECEMBER | 311 | 331 | 1681 |
| 1989 | | | |
| JANUARY | 297 | 206 | 1772 |
| FEBRUARY | 301 | 285 | 1783 |
| MARCH | 407 | 198 | 1992 |
| APRIL | 358 | 491 | 1854 |
| MAY | 633 | 407 | 2080 |
| JUNE | 572 | 462 | 2198 |
| JULY | 741 | 687 | 2232 |
| AUGUST | 469 | 468 | 2230 |
| SEPTEMBER | 543 | 449 | 2321 |
| OCTOBER | | | |
| NOVEMBER | | | |
| DECEMBER | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

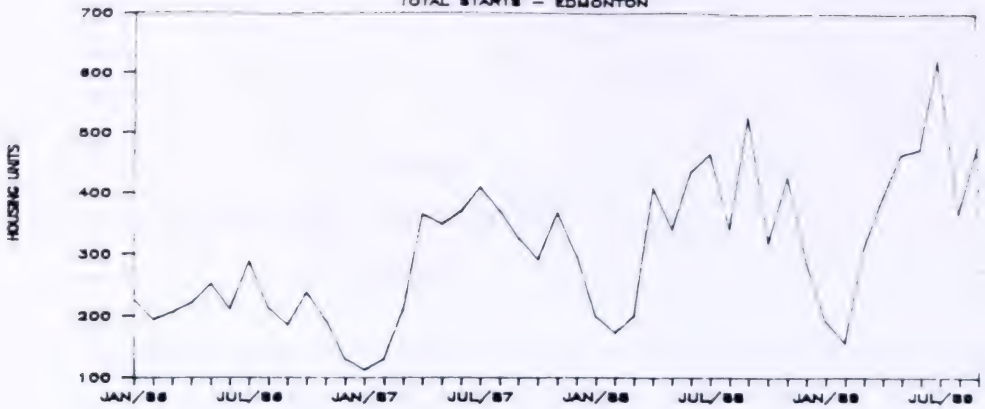


FIGURE 7B
COMPLETIONS - EDMONTON

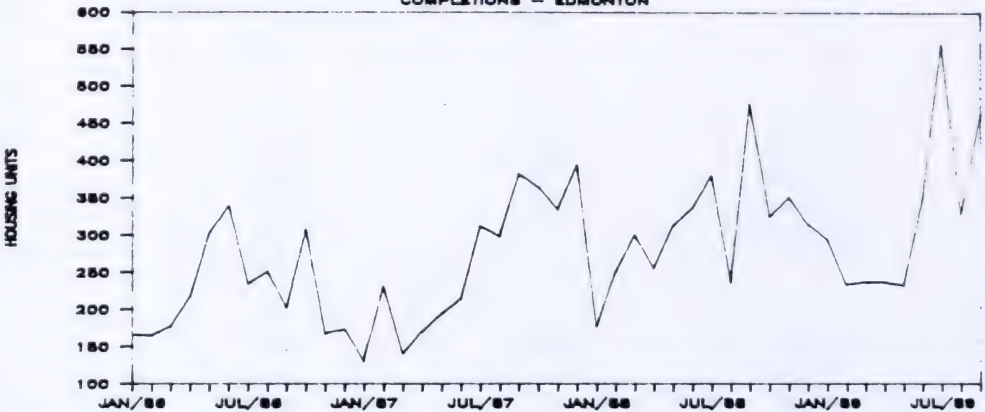


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

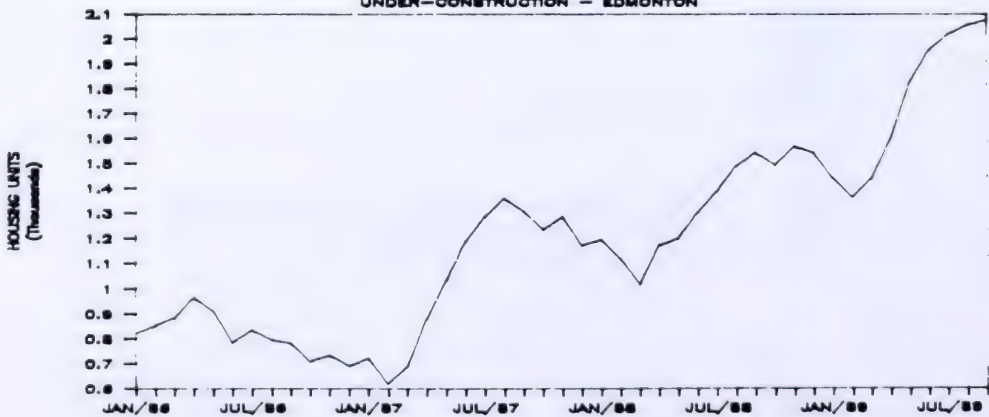


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

| 1988 | | | |
|-----------|--------|-------------|--------------------|
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| JANUARY | 200 | 177 | 1195 |
| FEBRUARY | 174 | 251 | 1118 |
| MARCH | 201 | 300 | 1019 |
| APRIL | 409 | 256 | 1173 |
| MAY | 342 | 313 | 1202 |
| JUNE | 437 | 337 | 1302 |
| JULY | 466 | 380 | 1388 |
| AUGUST | 343 | 237 | 1491 |
| SEPTEMBER | 527 | 476 | 1543 |
| OCTOBER | 320 | 325 | 1493 |
| NOVEMBER | 427 | 351 | 1569 |
| DECEMBER | 287 | 315 | 1541 |
| 1989 | | | |
| JANUARY | 193 | 295 | 1440 |
| FEBRUARY | 158 | 234 | 1364 |
| MARCH | 313 | 238 | 1439 |
| APRIL | 395 | 237 | 1596 |
| MAY | 466 | 233 | 1829 |
| JUNE | 476 | 349 | 1956 |
| JULY | 624 | 558 | 2020 |
| AUGUST | 370 | 329 | 2058 |
| SEPTEMBER | 479 | 462 | 2076 |
| OCTOBER | | | |
| NOVEMBER | | | |
| DECEMBER | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED — EDMONTON

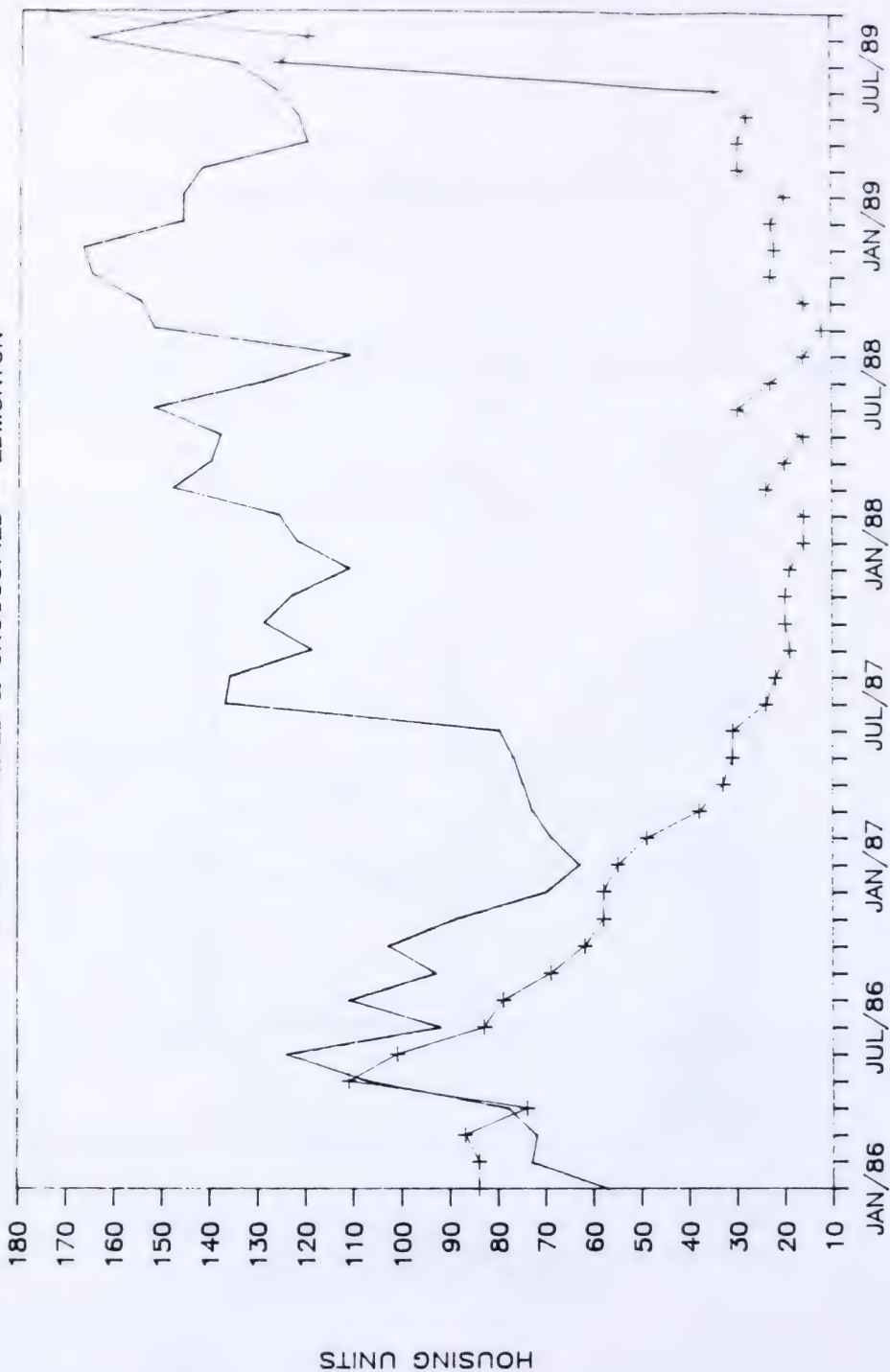


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLEXES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| ----- | | | | | |
| 1988 | | | | | |
| ----- | | | | | |
| JANUARY | 122 | 16 | 138 | 177 | 55 |
| FEBRUARY | 126 | 16 | 142 | 251 | 63 |
| MARCH | 148 | 24 | 172 | 300 | 61 |
| APRIL | 140 | 20 | 160 | 256 | 63 |
| MAY | 138 | 16 | 154 | 313 | 67 |
| JUNE | 152 | 30 | 182 | 337 | 63 |
| JULY | 129 | 23 | 152 | 380 | 73 |
| AUGUST | 111 | 16 | 127 | 237 | 67 |
| SEPTEMBER | 152 | 12 | 164 | 476 | 73 |
| OCTOBER | 155 | 16 | 171 | 325 | 65 |
| NOVEMBER | 165 | 23 | 188 | 351 | 64 |
| DECEMBER | 167 | 22 | 189 | 315 | 62 |
| ----- | | | | | |
| 1989 | | | | | |
| ----- | | | | | |
| JANUARY | 146 | 23 | 169 | 295 | 65 |
| FEBRUARY | 146 | 20 | 166 | 234 | 59 |
| MARCH | 142 | 30 | 172 | 238 | 57 |
| APRIL | 120 | 30 | 150 | 237 | 63 |
| MAY | 122 | 28 | 150 | 233 | 61 |
| JUNE | 127 | 35 | 162 | 349 | 68 |
| JULY | 135 | 126 | 261 | 558 | 64 |
| AUGUST | 166 | 120 | 286 | 329 | 52 |
| SEPTEMBER | 135 | 175 | 310 | 462 | 59 |
| OCTOBER | | | | | |
| NOVEMBER | | | | | |
| DECEMBER | | | | | |
| ----- | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

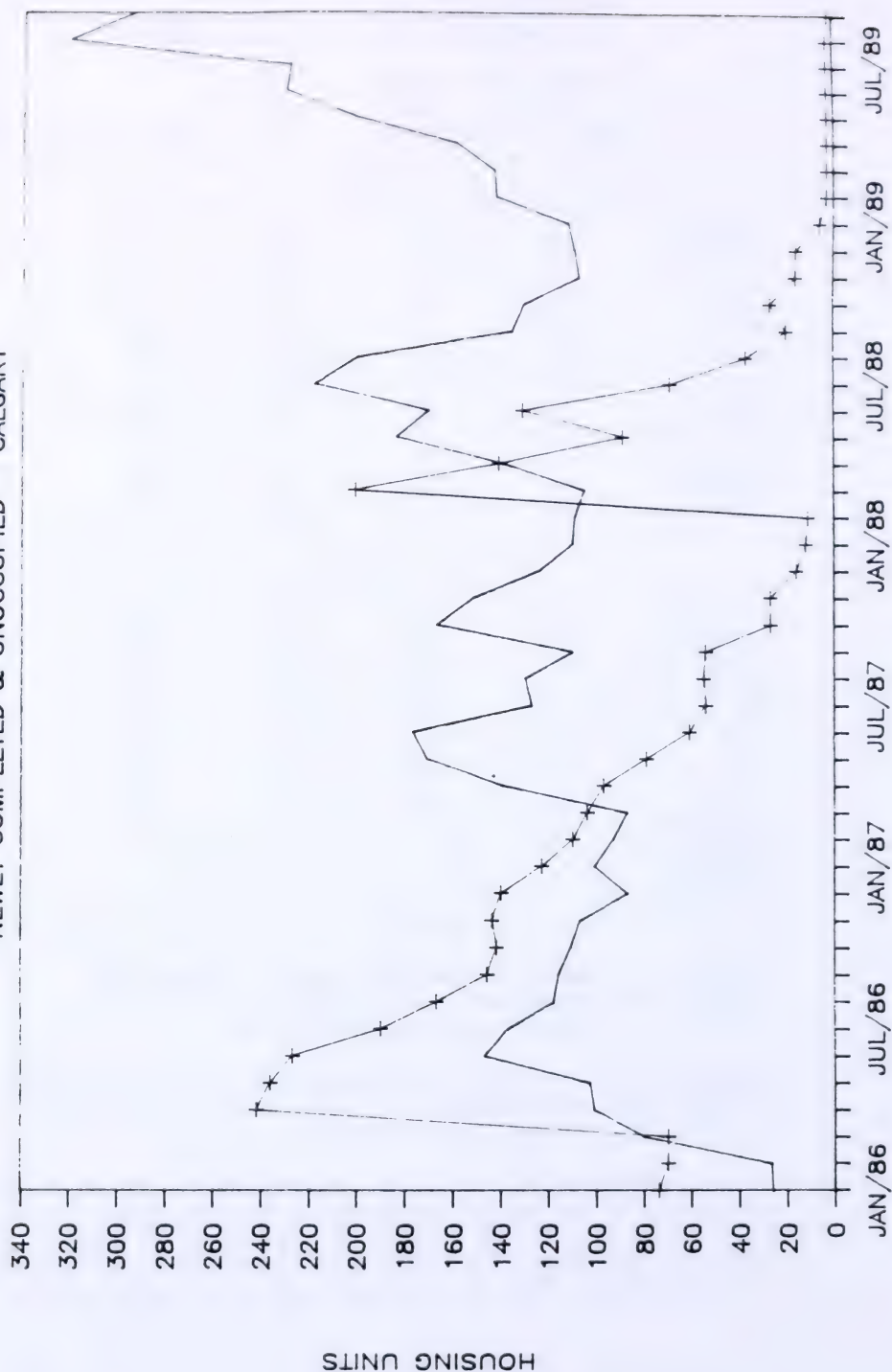
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9 NEWLY COMPLETED & UNOCCUPIED - CALGARY



— SINGLES & DUPL. + APARIS. & R. HOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLEXES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| ----- | | | | | |
| 1988 | | | | | |
| JANUARY | 110 | 12 | 122 | 202 | 64 |
| FEBRUARY | 109 | 11 | 120 | 308 | 72 |
| MARCH | 105 | 201 | 306 | 474 | 48 |
| APRIL | 139 | 141 | 280 | 418 | 61 |
| MAY | 184 | 89 | 273 | 241 | 48 |
| JUNE | 170 | 131 | 301 | 355 | 52 |
| JULY | 218 | 69 | 287 | 378 | 58 |
| AUGUST | 200 | 37 | 237 | 189 | 50 |
| SEPTEMBER | 135 | 20 | 155 | 399 | 76 |
| OCTOBER | 130 | 27 | 157 | 336 | 68 |
| NOVEMBER | 107 | 16 | 123 | 492 | 81 |
| DECEMBER | 109 | 16 | 125 | 331 | 72 |
| ----- | | | | | |
| 1989 | | | | | |
| JANUARY | 112 | 6 | 118 | 206 | 64 |
| FEBRUARY | 142 | 3 | 145 | 285 | 64 |
| MARCH | 143 | 3 | 146 | 198 | 57 |
| APRIL | 159 | 3 | 162 | 491 | 75 |
| MAY | 201 | 3 | 204 | 407 | 64 |
| JUNE | 230 | 3 | 233 | 462 | 65 |
| JULY | 228 | 3 | 231 | 687 | 75 |
| AUGUST | 321 | 3 | 324 | 468 | 54 |
| SEPTEMBER | 294 | 2 | 296 | 449 | 62 |
| OCTOBER | | | | | |
| NOVEMBER | | | | | |
| DECEMBER | | | | | |
| ----- | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

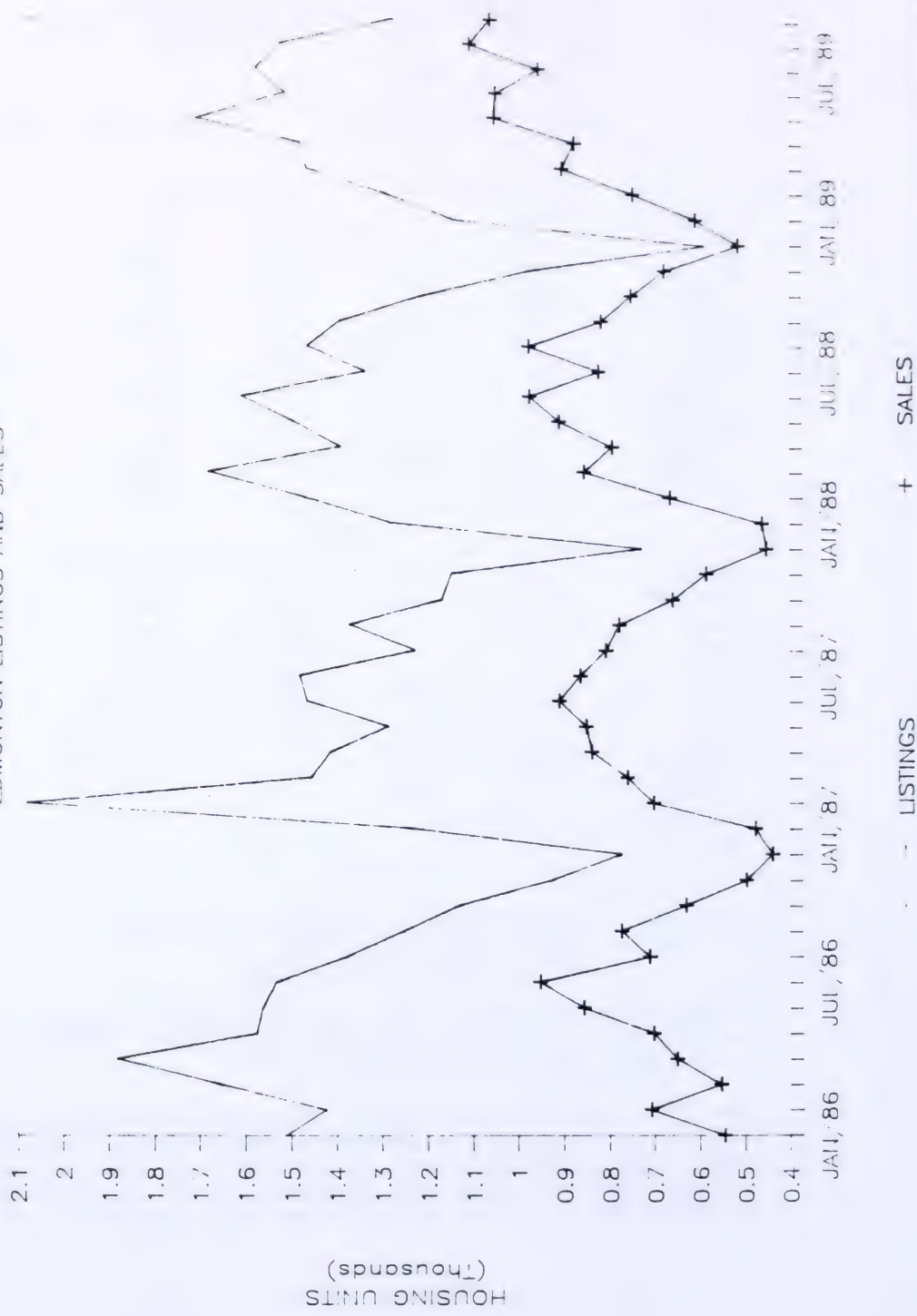


TABLE 13

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

| 1988 | | | | |
|-----------|----------|-------|----------------------------------|-----------------------------|
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1288 | 463 | .36 | 77982 |
| FEBRUARY | 1478 | 667 | .45 | 76385 |
| MARCH | 1688 | 858 | .51 | 78935 |
| APRIL | 1397 | 795 | .57 | 82004 |
| MAY | 1502 | 913 | .61 | 81285 |
| JUNE | 1616 | 978 | .61 | 85636 |
| JULY | 1343 | 824 | .61 | 85372 |
| AUGUST | 1472 | 979 | .67 | 83181 |
| SEPTEMBER | 1398 | 818 | .59 | 82881 |
| OCTOBER | 1218 | 751 | .62 | 82043 |
| NOVEMBER | 978 | 678 | .69 | 85120 |
| DECEMBER | 590 | 515 | .87 | 81271 |
| 1989 | | | | |
| JANUARY | 1150 | 610 | .53 | 82311 |
| FEBRUARY | 1297 | 750 | .58 | 84760 |
| MARCH | 1474 | 908 | .62 | 87552 |
| APRIL | 1491 | 880 | .59 | 86301 |
| MAY | 1719 | 1058 | .62 | 90502 |
| JUNE | 1522 | 1054 | .69 | 91281 |
| JULY | 1588 | 959 | .60 | 88422 |
| AUGUST | 1534 | 1112 | .72 | 89646 |
| SEPTEMBER | 1284 | 1066 | .83 | 89596 |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

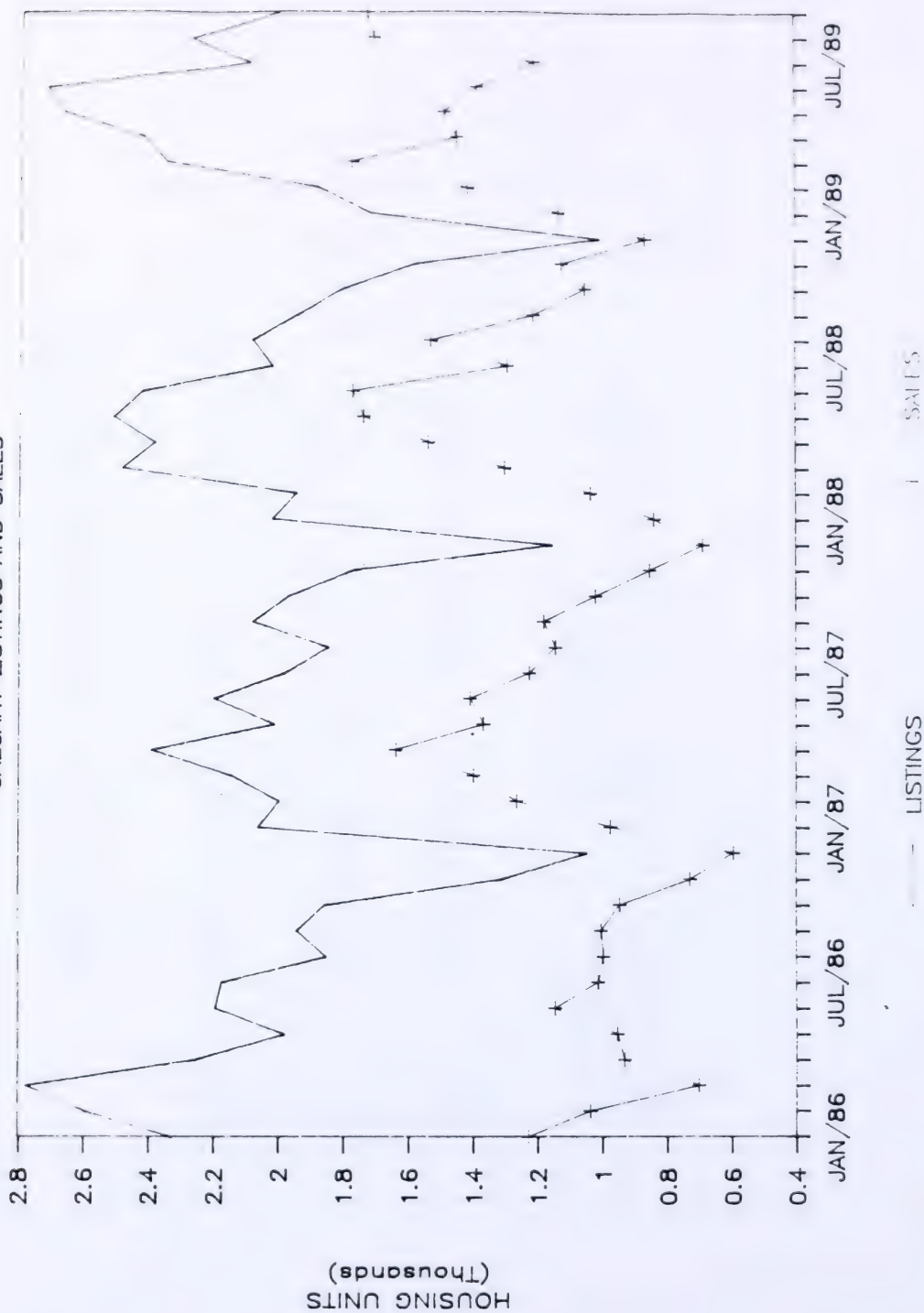


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

| 1988 | | | | |
|--|----------|-------|----------------------------------|-----------------------------|
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1945 | 841 | .43 | 90623 |
| FEBRUARY | 1945 | 1038 | .53 | 91213 |
| MARCH | 2485 | 1305 | .53 | 96389 |
| APRIL | 2384 | 1541 | .65 | 98765 |
| MAY | 2512 | 1740 | .69 | 99368 |
| JUNE | 2422 | 1774 | .73 | 101695 |
| JULY | 2019 | 1295 | .64 | 104129 |
| AUGUST | 2083 | 1532 | .74 | 99602 |
| SEPTEMBER | 1941 | 1214 | .63 | 101425 |
| OCTOBER | 1803 | 1054 | .58 | 100538 |
| NOVEMBER | 1582 | 1127 | .71 | 103471 |
| DECEMBER | 1010 | 866 | .86 | 101210 |
| 1989 | | | | |
| JANUARY | 1721 | 1138 | .66 | 99141 |
| FEBRUARY | 1880 | 1421 | .76 | 106355 |
| MARCH | 2349 | 1778 | .76 | 109406 |
| APRIL | 2423 | 1453 | .60 | 112019 |
| MAY | 2666 | 1494 | .56 | 111169 |
| JUNE | 2722 | 1393 | .51 | 110751 |
| JULY | 2092 | 1213 | .58 | 109485 |
| AUGUST | 2274 | 1709 | .75 | 110373 |
| SEPTEMBER | 2004 | 1731 | .86 | 107511 |
| OCTOBER | | | | |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| SOURCE: CALGARY REAL ESTATE BOARD | | | | |
| PREPARED BY: ALBERTA MUNICIPAL AFFAIRS | | | | |
| HOUSING PLANNING SECRETARIAT | | | | |

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

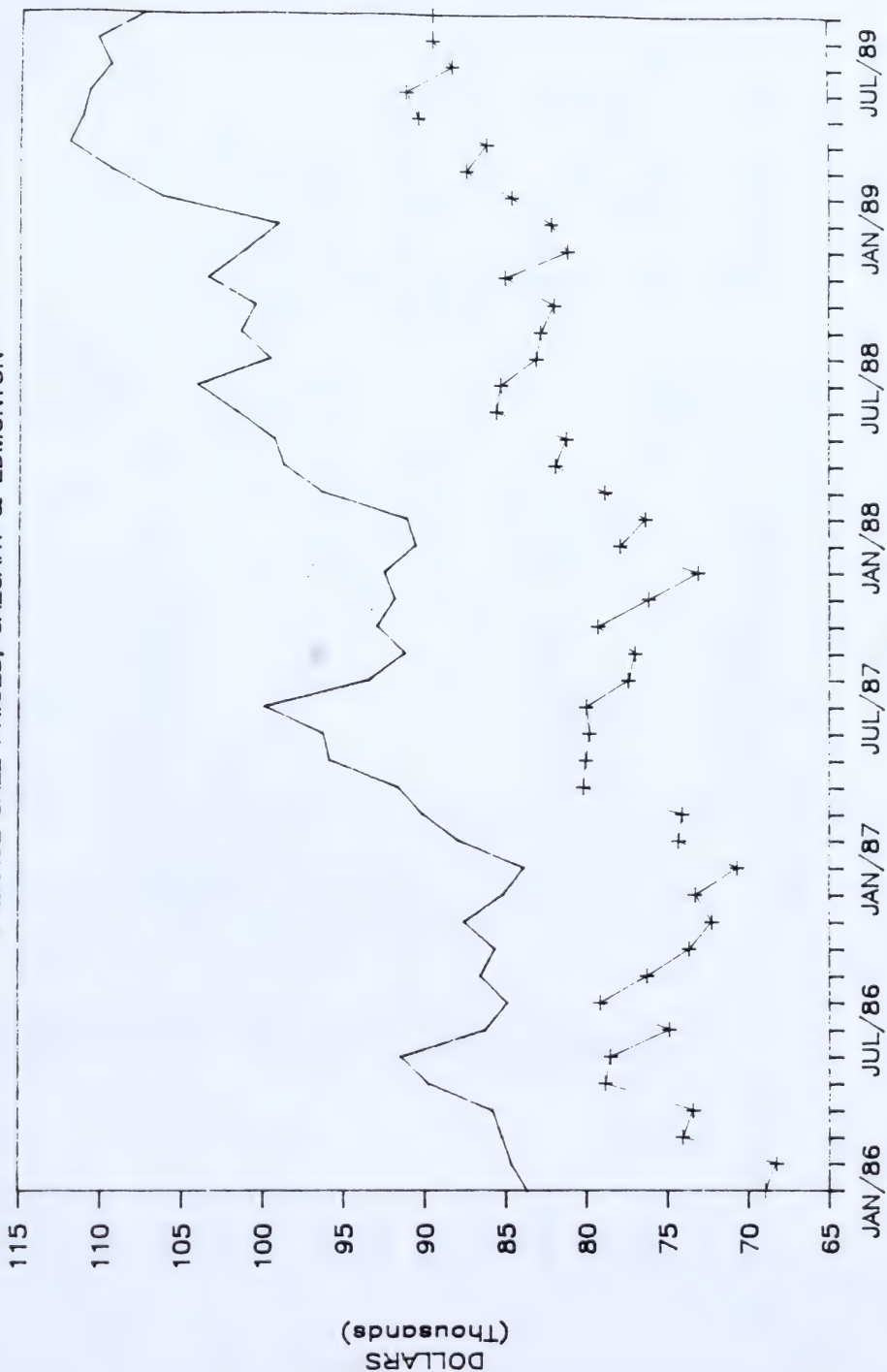
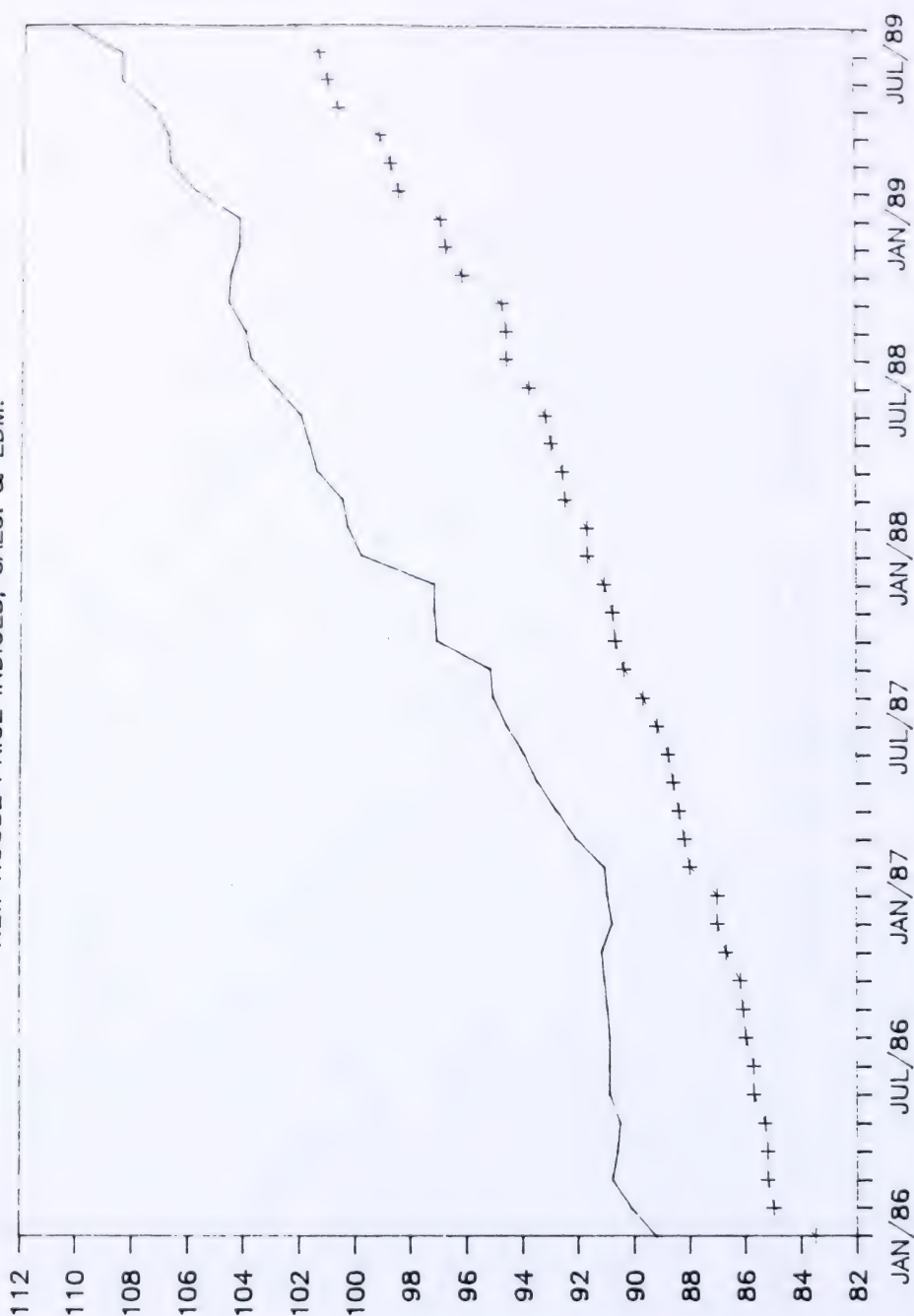


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.



— CALGARY

+ EDMONTON

INDEX

TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

| CALGARY** | | | EDMONTON*** | | |
|-----------|-------|-------|-------------|------|-------|
| | 1988 | 1989 | | 1988 | 1989 |
| JANUARY | 99.8 | 104.2 | JANUARY | 91.7 | 97.0 |
| FEBRUARY | 100.3 | 105.8 | FEBRUARY | 91.7 | 98.5 |
| MARCH | 100.5 | 106.7 | MARCH | 92.5 | 98.8 |
| APRIL | 101.4 | 106.8 | APRIL | 92.6 | 99.2 |
| MAY | 101.7 | 107.3 | MAY | 93.0 | 100.7 |
| JUNE | 101.7 | 108.5 | JUNE | 93.0 | 101.1 |
| JULY | 102.9 | 108.5 | JULY | 93.8 | 101.4 |
| AUGUST | 103.8 | 110.3 | AUGUST | 94.6 | 102.3 |
| SEPTEMBER | 104.0 | | SEPTEMBER | 94.6 | |
| OCTOBER | 104.6 | | OCTOBER | 94.8 | |
| NOVEMBER | 104.5 | | NOVEMBER | 96.2 | |
| DECEMBER | 104.2 | | DECEMBER | 96.8 | |

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

ALBERTA
CANADIANA

NOV 28 1989

RESIDENTIAL CONSTRUCTION IN ALBERTA

OCTOBER 1989

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION
IN ALBERTA
OCTOBER, 1989

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

ISSN 0823-3047
10/89 (250)

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|--|----|
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|--|----|
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|--|----|

* * * *

| | |
|--|----|
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|--|----|



HIGHLIGHTS

Urban Alberta

- Housing starts in October continued to increase, from 871 units, same period the previous year to 1,292 units, a jump of 48%. Single family housing accounted for three quarters of the total starts.
- Starts to date totalled 10,036; a 35% above last year's total of 7,440.
- Housing under construction rose to 5,225 units, a record high since March 1984.

Calgary

- Calgary's housing starts in October showed an impressive 93% increase to 727 units compared to 377 a year ago. This was due entirely to a sharp increase in multiple family starts (260 units).
- Total starts for the year rose by 66% to 5,048 units from 3,034 for 1988. 860 multiples were started for the first ten months of this year compared with 306 units last year.
- With the sharp increase in starts, the number of units under construction rose to 2,640 in October. Inventory of newly completed and unoccupied units, however, remained almost unchanged at 297 units despite 408 units completed during the month.
- The level of activity in the resale housing market remained extremely upbeat last month as indicated by the ratio of sales to listing which reached .97 and by the 78% increase in sales over October 1988.
- The average resale house price increased 6% to \$113,439 from \$107,511 last month. The new house price index increased to 112.1 in September, up 7.8% over last year.

Edmonton

- Edmonton's starts totalled 441 units last month, a 38% increase from the October 1988 figure of 320.
- Total starts to date also showed a 15% increase over the same period last year to 3,915 units. Single family units increased 11% while multiples rose 38%.
- Housing under construction in October increased to 2,116 units, 42% ahead of last year's level (1,493). Inventory of newly completed and unoccupied housing also continued its upward movement to 324 units while the rate of absorption slid to 54% compared to 59% the month before.
- In the resale market, sales last month were 38% higher than a year ago. Sales to date totalled 9,435, 17% ahead of 1988.
- The average selling price for October was \$90,187, an increase of 1% over the September price of \$89,596 and 10% higher than that of October 1988 (\$82,043). The new house price index continued to show an upward trend to 102.8 in September, up 9% over last year.

TABLE 1

OCT-89

HOUSING STARTS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|---------------------------|---------|------|-----|-----|-------|--|
| CALGARY | 467 | 4 | 0 | 256 | 727 | 93 |
| CAMROSE | 5 | 0 | 4 | 0 | 9 | 50 |
| EDMONTON M.A. | 385 | 17 | 16 | 23 | 441 | 38 |
| FORT MCMURRAY | 0 | 0 | 0 | 0 | 0 | -100 |
| GRANDE PRAIRIE | 6 | 0 | 0 | 0 | 6 | -50 |
| LETHBRIDGE | 20 | 0 | 0 | 0 | 20 | -60 |
| LLOYDMINSTER (ALTA. PART) | 0 | 0 | 0 | 0 | 0 | -100 |
| MEDICINE HAT | 9 | 2 | 0 | 0 | 11 | 57 |
| RED DEER | 61 | 2 | 0 | 0 | 63 | -7 |
| WETASKIWIN | 5 | 0 | 0 | 0 | 5 | -29 |
| OTHER CENTRES ** | 10 | 0 | 0 | 0 | 10 | -17 |
| TOTAL | 968 | 25 | 20 | 279 | 1292 | 48 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

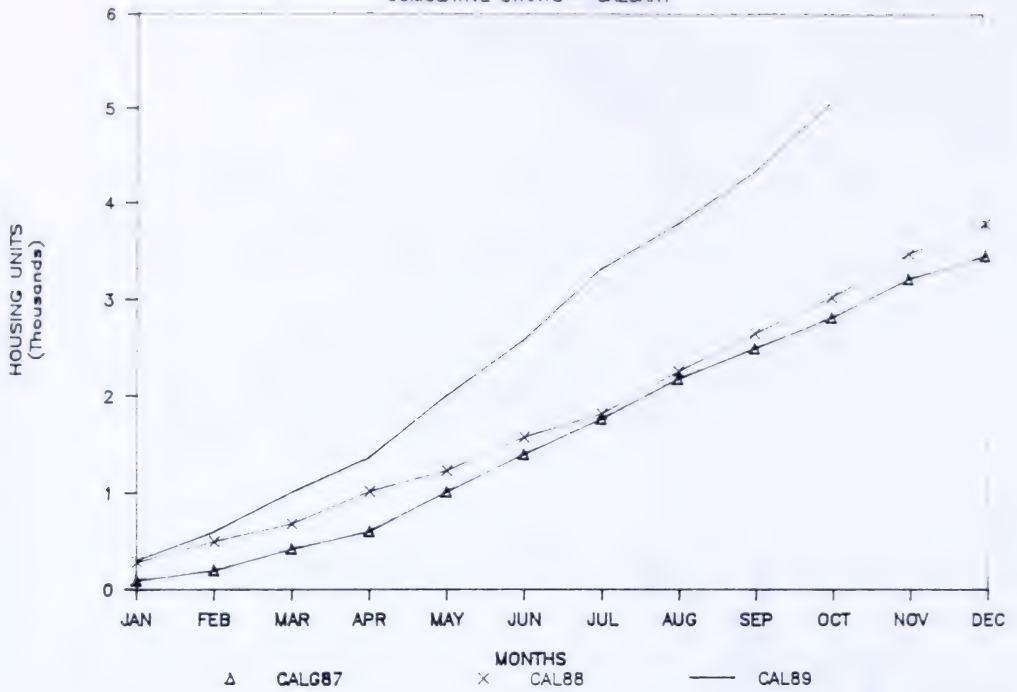


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

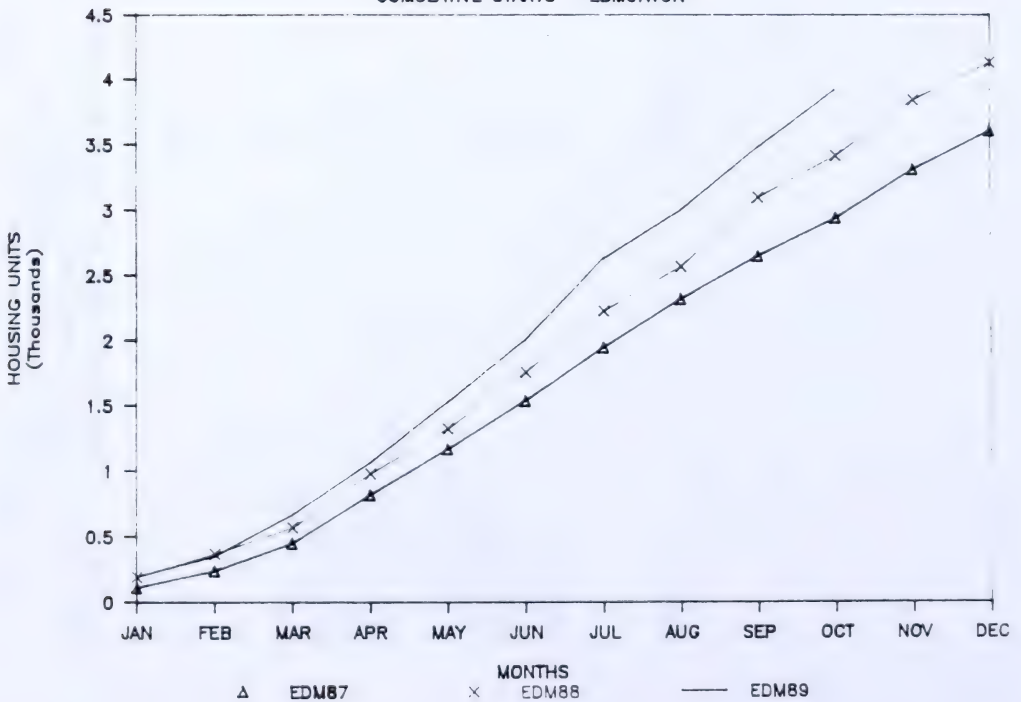


TABLE 2

OCT-89

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

| CITY | SINGLES | | SEMIS | | ROW | | APT | | TOTAL | | PERCENT CHANGE IN TOTAL STARTS |
|--------------------------|---------|------|-------|------|------|------|------|------|-------|-------|--------------------------------------|
| | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | |
| CALGARY | 2728 | 4188 | 270 | 148 | 25 | 411 | 11 | 301 | 3034 | 5048 | 66 |
| CAMROSE | 16 | 30 | 0 | 0 | 8 | 12 | 0 | 20 | 24 | 62 | 158 |
| EDMONTON M.A. | 2955 | 3274 | 90 | 177 | 174 | 268 | 200 | 196 | 3419 | 3915 | 15 |
| FORT MCMURRAY | 31 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 31 | 9 | -71 |
| GRANDE PRAIRIE | 120 | 140 | 2 | 0 | 0 | 0 | 0 | 0 | 122 | 140 | 15 |
| LETHBRIDGE | 147 | 152 | 8 | 4 | 0 | 3 | 33 | 8 | 188 | 167 | -11 |
| LLOYDMINSTER(ALTA. PART) | 38 | 23 | 0 | 2 | 0 | 0 | 0 | 0 | 38 | 25 | -34 |
| MEDICINE HAT | 98 | 161 | 6 | 4 | 18 | 0 | 7 | 42 | 129 | 207 | 60 |
| RED DEER | 158 | 205 | 30 | 26 | 132 | 68 | 0 | 35 | 320 | 334 | 4 |
| WETASKIWIN | 33 | 41 | 2 | 2 | 6 | 0 | 0 | 0 | 41 | 43 | 5 |
| OTHER CENTRES ** | 92 | 82 | 2 | 4 | 0 | 0 | 0 | 0 | 94 | 86 | -9 |
| TOTAL | 6416 | 8305 | 410 | 367 | 363 | 762 | 251 | 602 | 7440 | 10036 | 35 |
| PERCENT CHANGE BY TYPE | | 29 | | -10 | | 110 | | 140 | | 35 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

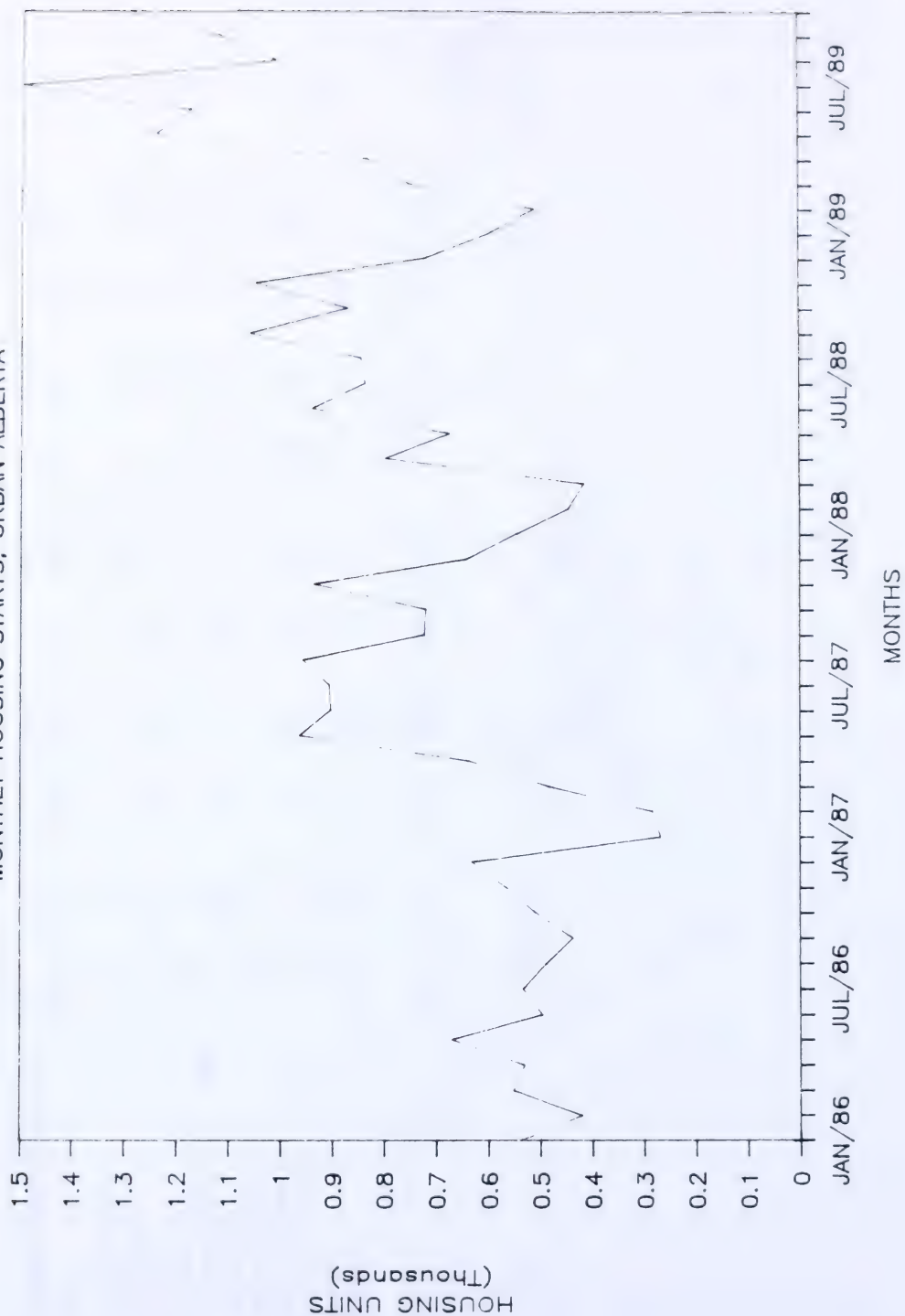


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1988-1989

| | 1988 | 1989 | PERCENT CHANGE |
|-----------|------|-------|----------------|
| JANUARY | 547 | 600 | 10 |
| FEBRUARY | 447 | 513 | 15 |
| MARCH | 416 | 755 | 81 |
| APRIL | 799 | 834 | 4 |
| MAY | 675 | 1242 | 84 |
| JUNE | 940 | 1174 | 25 |
| JULY | 838 | 1498 | 79 |
| AUGUST | 847 | 1011 | 19 |
| SEPTEMBER | 1060 | 1117 | 5 |
| OCTOBER | 871 | 1292 | 48 |
| NOVEMBER | 1050 | | |
| DECEMBER | 722 | | |
| TOTAL | 9212 | 10036 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

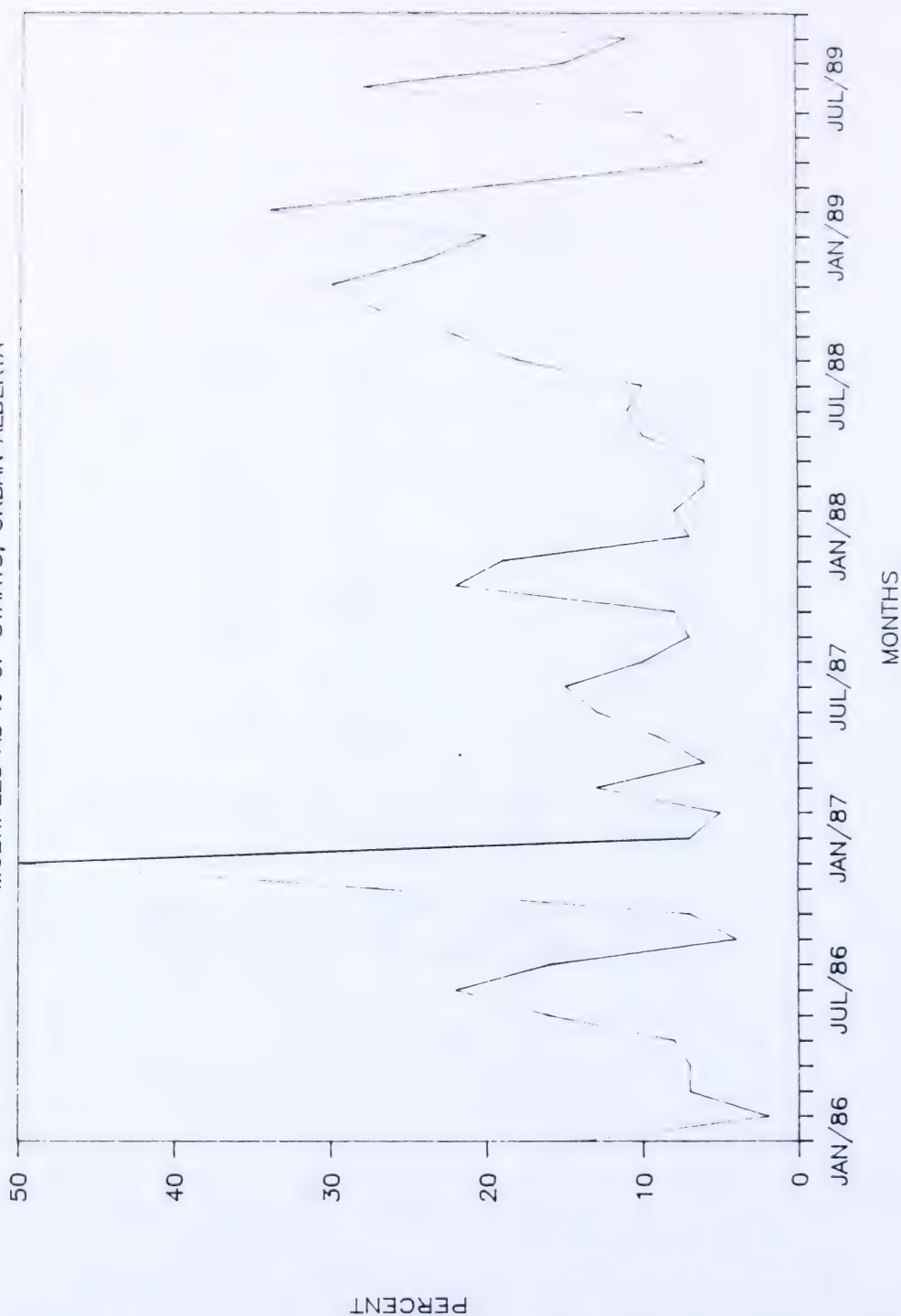


TABLE 4
SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

| 1988-1989 | | | | |
|-----------|-------|---------|-------|-----------------------------------|
| 1988 | | | | |
| | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL |
| JANUARY | 547 | 508 | 39 | 7 |
| FEBRUARY | 447 | 413 | 34 | 8 |
| MARCH | 416 | 390 | 26 | 6 |
| APRIL | 799 | 754 | 45 | 6 |
| MAY | 675 | 610 | 65 | 10 |
| JUNE | 940 | 835 | 105 | 11 |
| JULY | 838 | 753 | 85 | 10 |
| AUGUST | 847 | 694 | 153 | 18 |
| SEPTEMBER | 1060 | 826 | 234 | 22 |
| OCTOBER | 871 | 633 | 238 | 27 |
| NOVEMBER | 1050 | 740 | 310 | 30 |
| DECEMBER | 722 | 547 | 175 | 24 |
| | ----- | ----- | ----- | ----- |
| TOTAL | 9212 | 7703 | 1509 | 16 |
| 1989 | | | | |
| JANUARY | 600 | 478 | 122 | 20 |
| FEBRUARY | 513 | 340 | 173 | 34 |
| MARCH | 755 | 606 | 149 | 20 |
| APRIL | 834 | 780 | 54 | 6 |
| MAY | 1242 | 1143 | 99 | 8 |
| JUNE | 1174 | 1055 | 119 | 10 |
| JULY | 1498 | 1080 | 418 | 28 |
| AUGUST | 1011 | 856 | 155 | 15 |
| SEPTEMBER | 1117 | 999 | 118 | 11 |
| OCTOBER | 1292 | 968 | 324 | 25 |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| | ----- | ----- | ----- | ----- |
| TOTAL | 10036 | 8305 | 1731 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

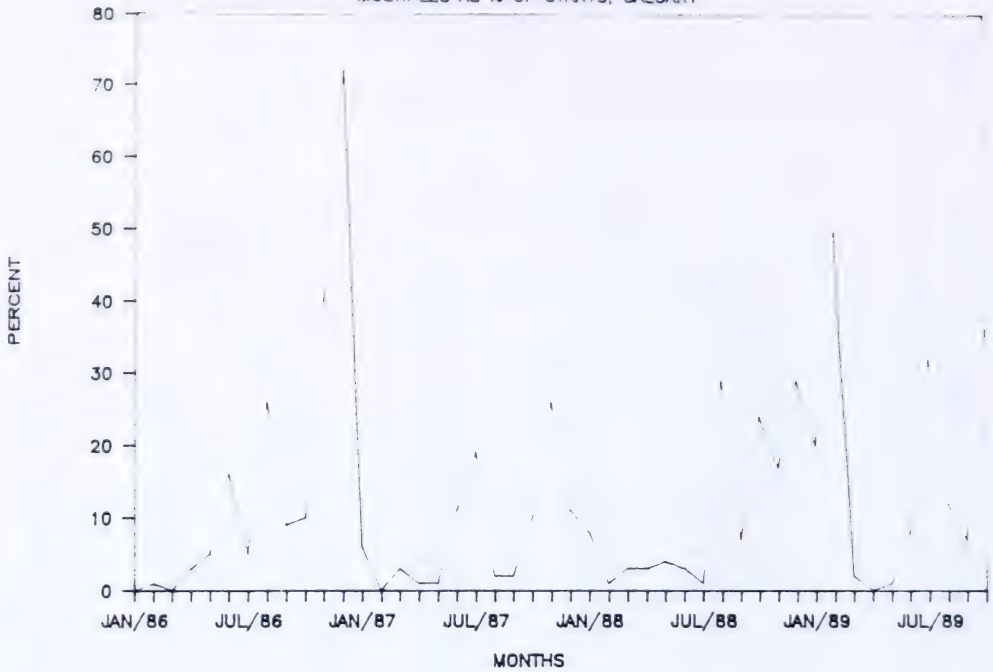


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

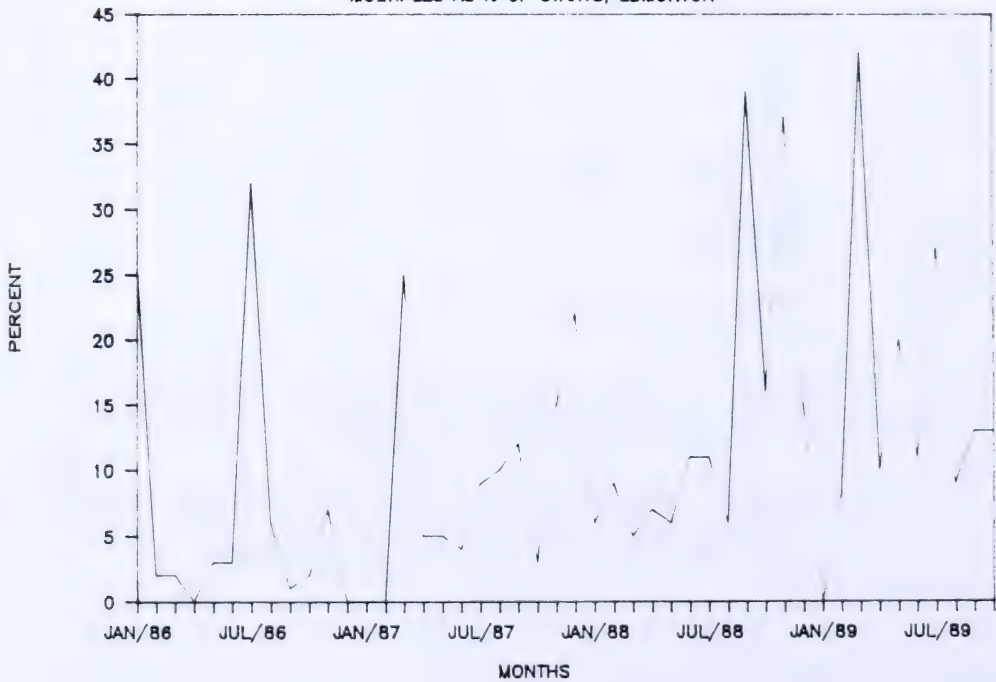


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

| 1988 | | | | | EDMONTON (METRO) | | | | |
|-----------|---------|-------|-----------------------------------|----|------------------|---------|-------|-----------------------------------|----|
| CALGARY | | | | | | | | | |
| TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL | | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL | |
| JANUARY | 290 | 268 | 22 | 8 | JANUARY | 200 | 188 | 12 | 6 |
| FEBRUARY | 214 | 212 | 2 | 1 | FEBRUARY | 174 | 159 | 15 | 9 |
| MARCH | 183 | 177 | 6 | 3 | MARCH | 201 | 190 | 11 | 5 |
| APRIL | 334 | 325 | 9 | 3 | APRIL | 409 | 379 | 30 | 7 |
| MAY | 217 | 209 | 8 | 4 | MAY | 342 | 320 | 22 | 6 |
| JUNE | 343 | 332 | 11 | 3 | JUNE | 437 | 389 | 48 | 11 |
| JULY | 241 | 239 | 2 | 1 | JULY | 466 | 415 | 51 | 11 |
| AUGUST | 439 | 313 | 126 | 29 | AUGUST | 343 | 322 | 21 | 6 |
| SEPTEMBER | 396 | 368 | 28 | 7 | SEPTEMBER | 527 | 323 | 204 | 39 |
| OCTOBER | 377 | 285 | 92 | 24 | OCTOBER | 320 | 270 | 50 | 16 |
| NOVEMBER | 455 | 377 | 78 | 17 | NOVEMBER | 427 | 271 | 156 | 37 |
| DECEMBER | 311 | 222 | 89 | 29 | DECEMBER | 287 | 243 | 44 | 15 |
| TOTAL | 3800 | 3327 | 473 | 12 | TOTAL | 4133 | 3469 | 664 | 16 |
| 1989 | | | | | EDMONTON (METRO) | | | | |
| CALGARY | | | | | | | | | |
| JANUARY | 297 | 239 | 58 | 20 | JANUARY | 193 | 193 | 0 | 0 |
| FEBRUARY | 301 | 149 | 152 | 50 | FEBRUARY | 158 | 146 | 12 | 8 |
| MARCH | 407 | 397 | 10 | 2 | MARCH | 313 | 182 | 131 | 42 |
| APRIL | 358 | 358 | 0 | 0 | APRIL | 395 | 357 | 38 | 10 |
| MAY | 633 | 629 | 4 | 1 | MAY | 466 | 375 | 91 | 20 |
| JUNE | 572 | 528 | 44 | 8 | JUNE | 476 | 425 | 51 | 11 |
| JULY | 741 | 505 | 236 | 32 | JULY | 624 | 458 | 166 | 27 |
| AUGUST | 469 | 413 | 56 | 12 | AUGUST | 370 | 336 | 34 | 9 |
| SEPTEMBER | 543 | 503 | 40 | 7 | SEPTEMBER | 479 | 417 | 62 | 13 |
| OCTOBER | 727 | 467 | 260 | 36 | OCTOBER | 441 | 385 | 56 | 13 |
| NOVEMBER | | | | | NOVEMBER | | | | |
| DECEMBER | | | | | DECEMBER | | | | |
| TOTAL | 5048 | 4188 | 860 | | TOTAL | 3915 | 3274 | 641 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

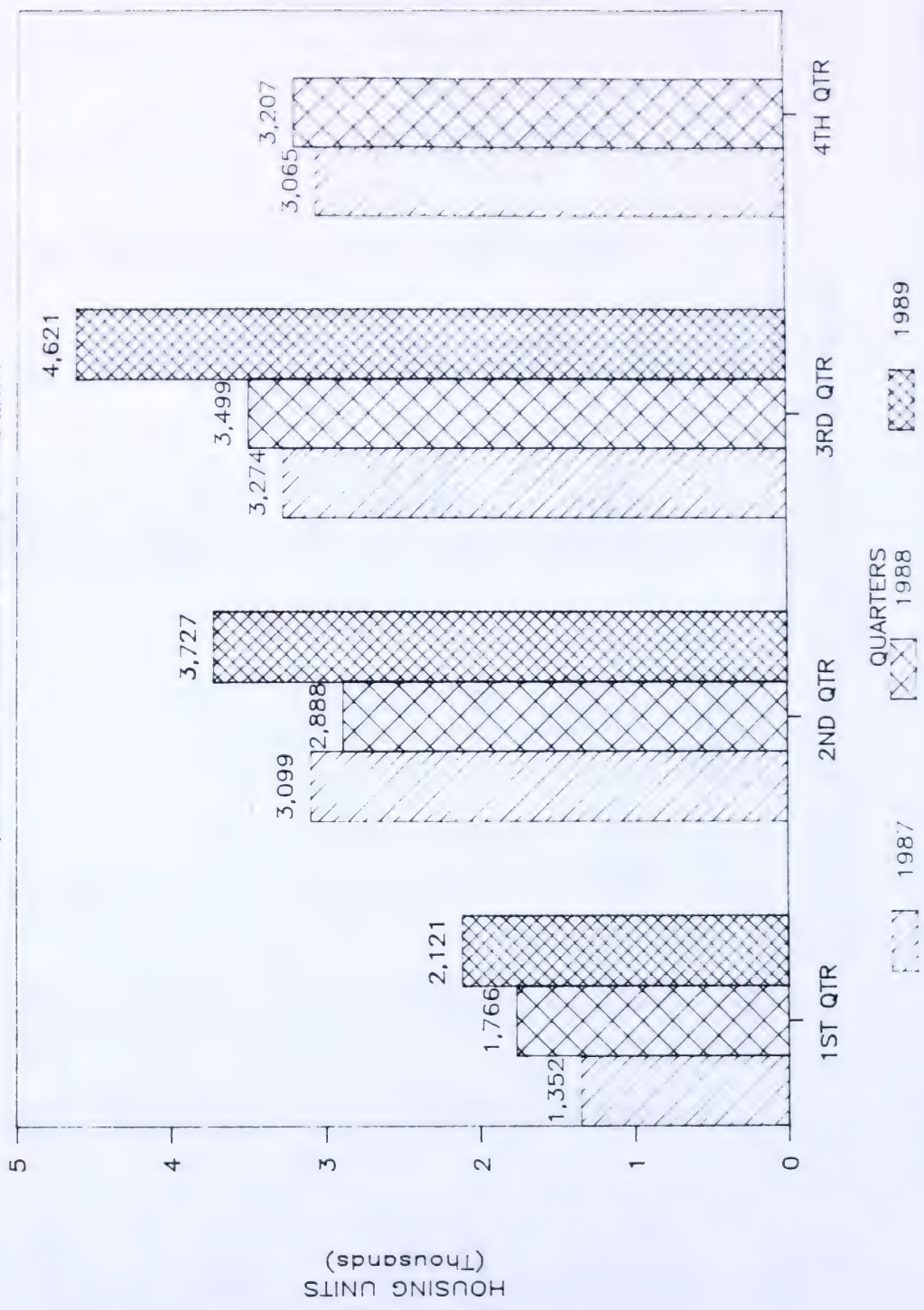


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

| | 1988 - 1989 | | |
|----------------|-------------|-------|-------------------|
| | 1988 | 1989 | PERCENT CHANGE |
| FIRST QUARTER | 1766 | 2121 | 20 |
| SECOND QUARTER | 2888 | 3727 | 29 |
| THIRD QUARTER | 3499 | 4621 | 32 |
| FOURTH QUARTER | 3207 | | |
| TOTAL | 11360 | 10469 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

OCT-89

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMIS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|--------------------------|---------|-------|-----|-----|-------|--|
| CALGARY | 400 | 8 | 0 | 0 | 408 | 21 |
| CAMROSE | 4 | 0 | 4 | 0 | 8 | 700 |
| EDMONTON M.A. | 339 | 27 | 35 | 0 | 401 | 23 |
| FORT MCMURRAY | 0 | 0 | 0 | 0 | 0 | -100 |
| GRANDE PRAIRIE | 18 | 0 | 0 | 0 | 18 | 50 |
| LETHBRIDGE | 12 | 0 | 0 | 0 | 12 | -50 |
| LLOYDMINSTER(ALTA. PART) | 2 | 0 | 0 | 0 | 2 | 100 |
| MEDICINE HAT | 30 | 2 | 0 | 0 | 32 | 191 |
| RED DEER | 13 | 2 | 0 | 0 | 15 | -82 |
| WETASKIWIN | 5 | 0 | 0 | 0 | 5 | 25 |
| OTHER CENTRES ** | 18 | 0 | 0 | 0 | 18 | 125 |
| TOTAL | 841 | 39 | 39 | 0 | 919 | 14 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

OCT-89

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|--------------------------|---------|------|-----|-----|-------|--|
| CALGARY | 1820 | 272 | 247 | 301 | 2640 | 52 |
| CAMROSE | 11 | 0 | 8 | 0 | 19 | 36 |
| EDMONTON M.A. | 1663 | 89 | 168 | 196 | 2116 | 42 |
| FORT MCMURRAY | 3 | 0 | 0 | 0 | 3 | -81 |
| GRANDE PRAIRIE | 52 | 0 | 0 | 0 | 52 | -5 |
| LETHBRIDGE | 72 | 0 | 0 | 41 | 113 | 31 |
| LLOYDMINSTER(ALTA. PART) | 6 | 0 | 0 | 0 | 6 | -73 |
| MEDICINE HAT | 66 | 2 | 0 | 0 | 68 | 48 |
| RED DEER | 84 | 18 | 45 | 0 | 147 | 13 |
| WETASKIWIN | 20 | 2 | 0 | 0 | 22 | 38 |
| OTHER CENTRES ** | 39 | 0 | 0 | 0 | 39 | -22 |
| TOTAL | 3836 | 383 | 468 | 538 | 5225 | 42 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

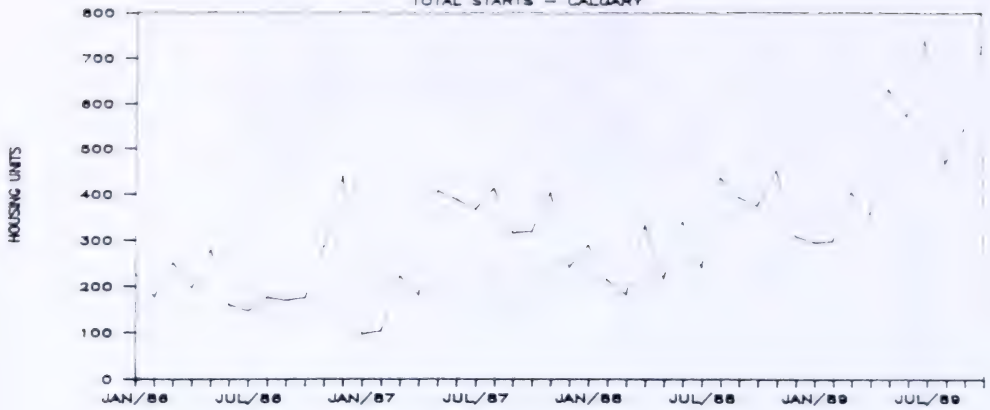


FIGURE 6B
COMPLETIONS - CALGARY

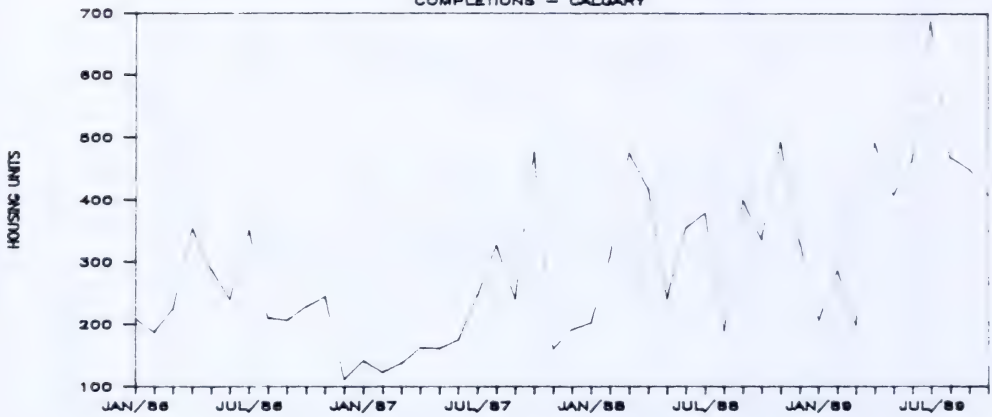


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

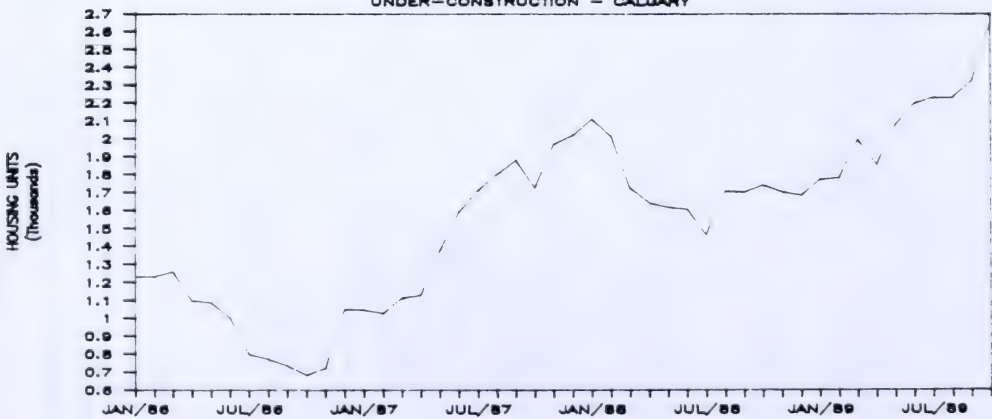


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

| ----- 1988 ----- | | | |
|------------------------|--------|-------------|--------------------|
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| ----- | | | |
| JANUARY | 290 | 202 | 2107 |
| FEBRUARY | 214 | 308 | 2013 |
| MARCH | 183 | 474 | 1722 |
| APRIL | 334 | 418 | 1638 |
| MAY | 217 | 241 | 1614 |
| JUNE | 343 | 355 | 1602 |
| JULY | 241 | 378 | 1464 |
| AUGUST | 439 | 189 | 1705 |
| SEPTEMBER | 396 | 399 | 1700 |
| OCTOBER | 377 | 336 | 1740 |
| NOVEMBER | 455 | 492 | 1701 |
| DECEMBER | 311 | 331 | 1681 |
| ----- 1989 ----- | | | |
| JANUARY | 297 | 206 | 1772 |
| FEBRUARY | 301 | 285 | 1783 |
| MARCH | 407 | 198 | 1992 |
| APRIL | 358 | 491 | 1854 |
| MAY | 633 | 407 | 2080 |
| JUNE | 572 | 462 | 2198 |
| JULY | 741 | 687 | 2232 |
| AUGUST | 469 | 468 | 2230 |
| SEPTEMBER | 543 | 449 | 2321 |
| OCTOBER | 727 | 408 | 2640 |
| NOVEMBER | | | |
| DECEMBER | | | |
| ----- | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

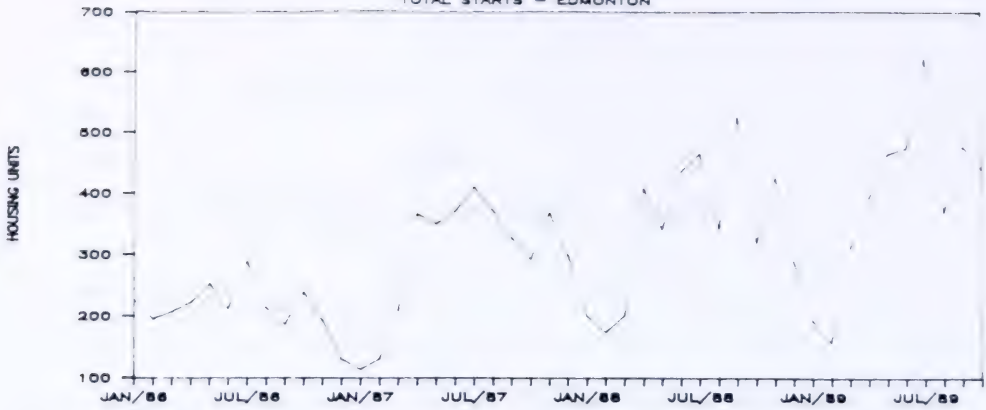


FIGURE 7B
COMPLETIONS - EDMONTON

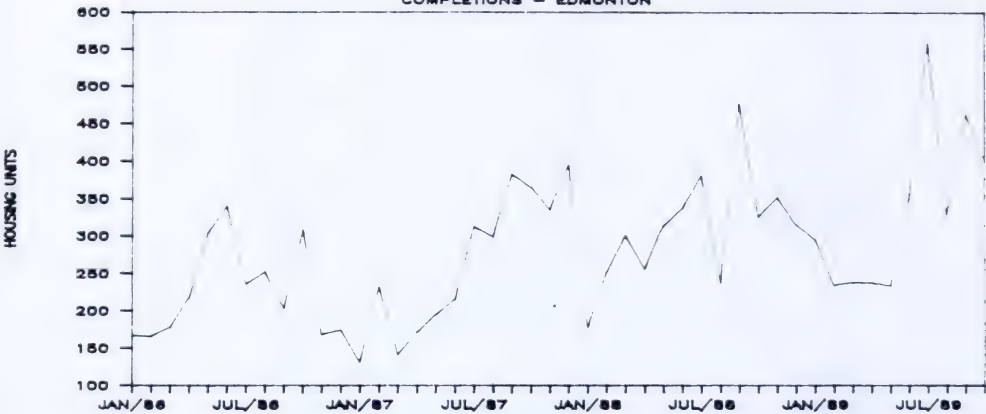


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

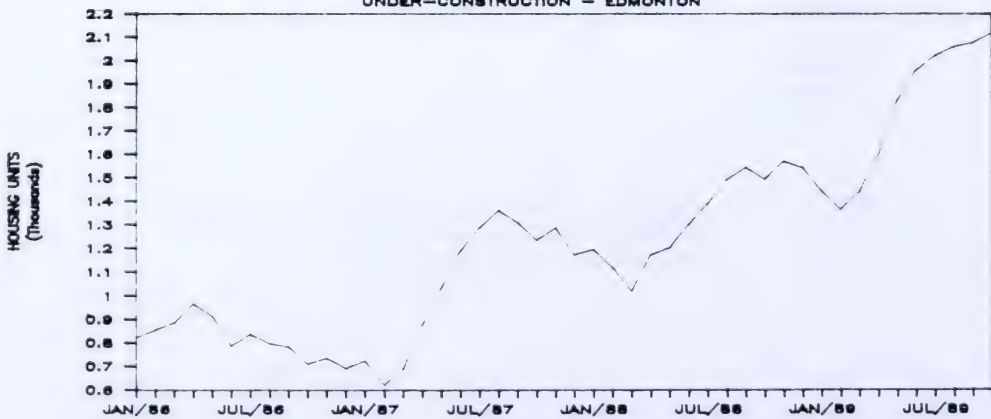


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

| ----- 1988 ----- | | | |
|------------------------|--------|-------------|--------------------|
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| ----- | | | |
| JANUARY | 200 | 177 | 1195 |
| FEBRUARY | 174 | 251 | 1118 |
| MARCH | 201 | 300 | 1019 |
| APRIL | 409 | 256 | 1173 |
| MAY | 342 | 313 | 1202 |
| JUNE | 437 | 337 | 1302 |
| JULY | 466 | 380 | 1388 |
| AUGUST | 343 | 237 | 1491 |
| SEPTEMBER | 527 | 476 | 1543 |
| OCTOBER | 320 | 325 | 1493 |
| NOVEMBER | 427 | 351 | 1569 |
| DECEMBER | 287 | 315 | 1541 |
| ----- 1989 ----- | | | |
| JANUARY | 193 | 295 | 1440 |
| FEBRUARY | 158 | 234 | 1364 |
| MARCH | 313 | 238 | 1439 |
| APRIL | 395 | 237 | 1596 |
| MAY | 466 | 233 | 1829 |
| JUNE | 476 | 349 | 1956 |
| JULY | 624 | 558 | 2020 |
| AUGUST | 370 | 329 | 2058 |
| SEPTEMBER | 479 | 462 | 2076 |
| OCTOBER | 441 | 401 | 2116 |
| NOVEMBER | | | |
| DECEMBER | | | |
| ----- | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8
NEWLY COMPLETED & UNOCCUPIED - EDMONTON

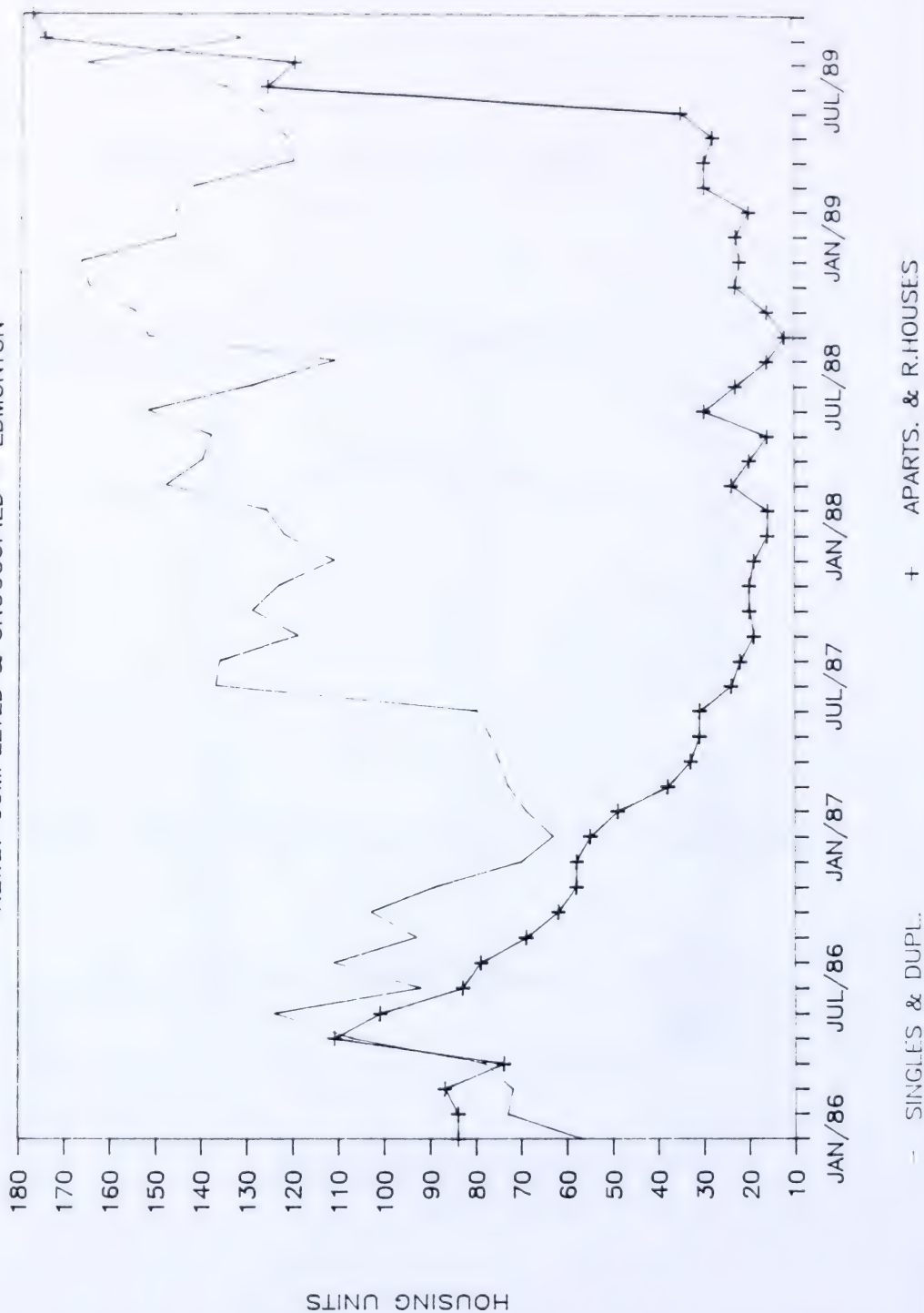


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLICES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| ----- | | | | | |
| 1988 | | | | | |
| JANUARY | 122 | 16 | 138 | 177 | 55 |
| FEBRUARY | 126 | 16 | 142 | 251 | 63 |
| MARCH | 148 | 24 | 172 | 300 | 61 |
| APRIL | 140 | 20 | 160 | 256 | 63 |
| MAY | 138 | 16 | 154 | 313 | 67 |
| JUNE | 152 | 30 | 182 | 337 | 63 |
| JULY | 129 | 23 | 152 | 380 | 73 |
| AUGUST | 111 | 16 | 127 | 237 | 67 |
| SEPTEMBER | 152 | 12 | 164 | 476 | 73 |
| OCTOBER | 155 | 16 | 171 | 325 | 65 |
| NOVEMBER | 165 | 23 | 188 | 351 | 64 |
| DECEMBER | 167 | 22 | 189 | 315 | 62 |
| ----- | | | | | |
| 1989 | | | | | |
| JANUARY | 146 | 23 | 169 | 295 | 65 |
| FEBRUARY | 146 | 20 | 166 | 234 | 59 |
| MARCH | 142 | 30 | 172 | 238 | 57 |
| APRIL | 120 | 30 | 150 | 237 | 63 |
| MAY | 122 | 28 | 150 | 233 | 61 |
| JUNE | 127 | 35 | 162 | 349 | 68 |
| JULY | 135 | 126 | 261 | 558 | 64 |
| AUGUST | 166 | 120 | 286 | 329 | 52 |
| SEPTEMBER | 132 | 175 | 307 | 462 | 59 |
| OCTOBER | 146 | 178 | 324 | 401 | 54 |
| NOVEMBER | | | | | |
| DECEMBER | | | | | |
| ----- | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY

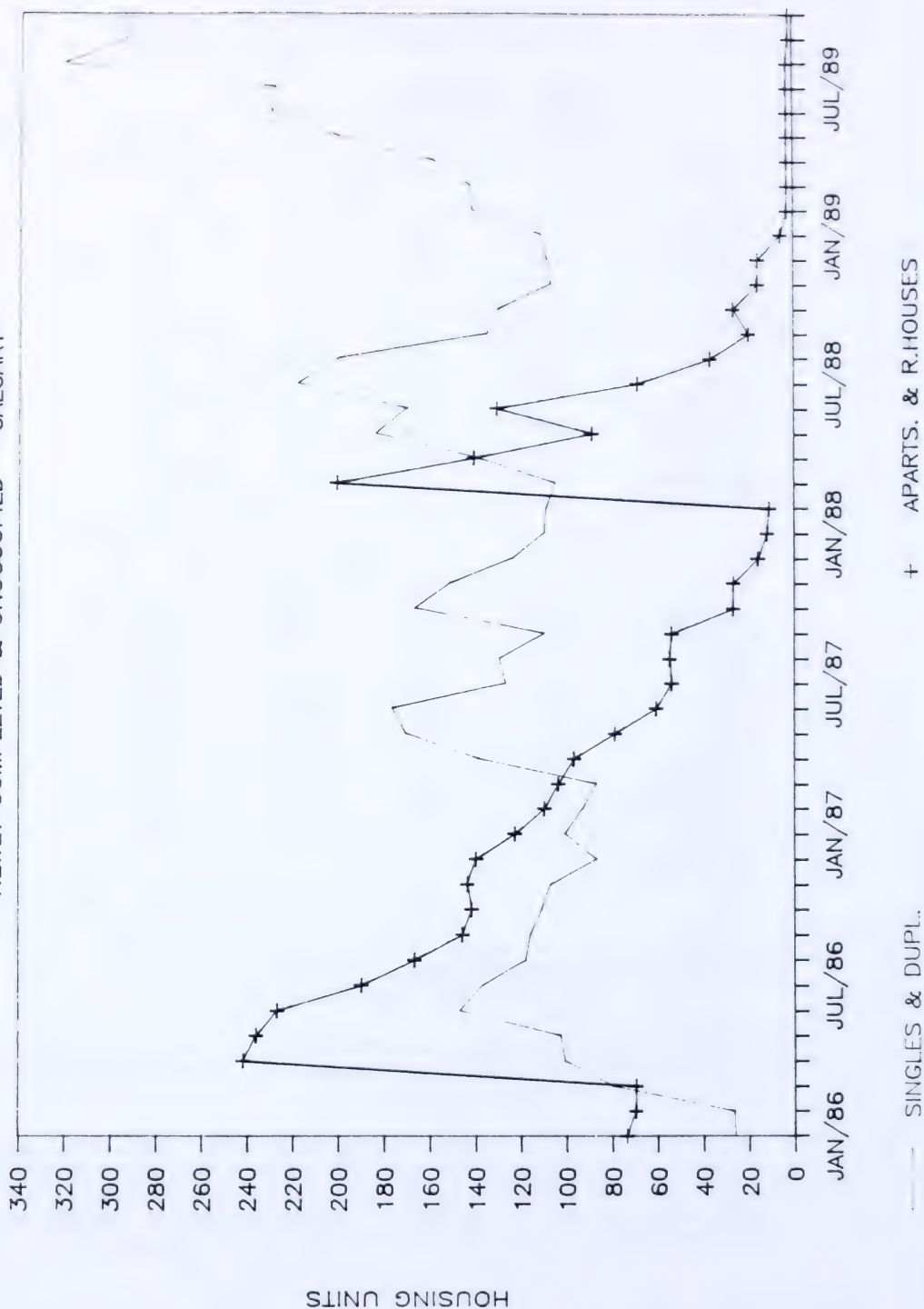


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLEXES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| ----- | | | | | |
| 1988 | | | | | |
| JANUARY | 110 | 12 | 122 | 202 | 64 |
| FEBRUARY | 109 | 11 | 120 | 308 | 72 |
| MARCH | 105 | 201 | 306 | 474 | 48 |
| APRIL | 139 | 141 | 280 | 418 | 61 |
| MAY | 184 | 89 | 273 | 241 | 48 |
| JUNE | 170 | 131 | 301 | 355 | 52 |
| JULY | 218 | 69 | 287 | 378 | 58 |
| AUGUST | 200 | 37 | 237 | 189 | 50 |
| SEPTEMBER | 135 | 20 | 155 | 399 | 76 |
| OCTOBER | 130 | 27 | 157 | 336 | 68 |
| NOVEMBER | 107 | 16 | 123 | 492 | 81 |
| DECEMBER | 109 | 16 | 125 | 331 | 72 |
| ----- | | | | | |
| 1989 | | | | | |
| JANUARY | 112 | 6 | 118 | 206 | 64 |
| FEBRUARY | 142 | 3 | 145 | 285 | 64 |
| MARCH | 143 | 3 | 146 | 198 | 57 |
| APRIL | 159 | 3 | 162 | 491 | 75 |
| MAY | 201 | 3 | 204 | 407 | 64 |
| JUNE | 230 | 3 | 233 | 462 | 65 |
| JULY | 228 | 3 | 231 | 687 | 75 |
| AUGUST | 321 | 3 | 324 | 468 | 54 |
| SEPTEMBER | 294 | 2 | 296 | 449 | 62 |
| OCTOBER | 295 | 2 | 297 | 408 | 58 |
| NOVEMBER | | | | | |
| DECEMBER | | | | | |
| ----- | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

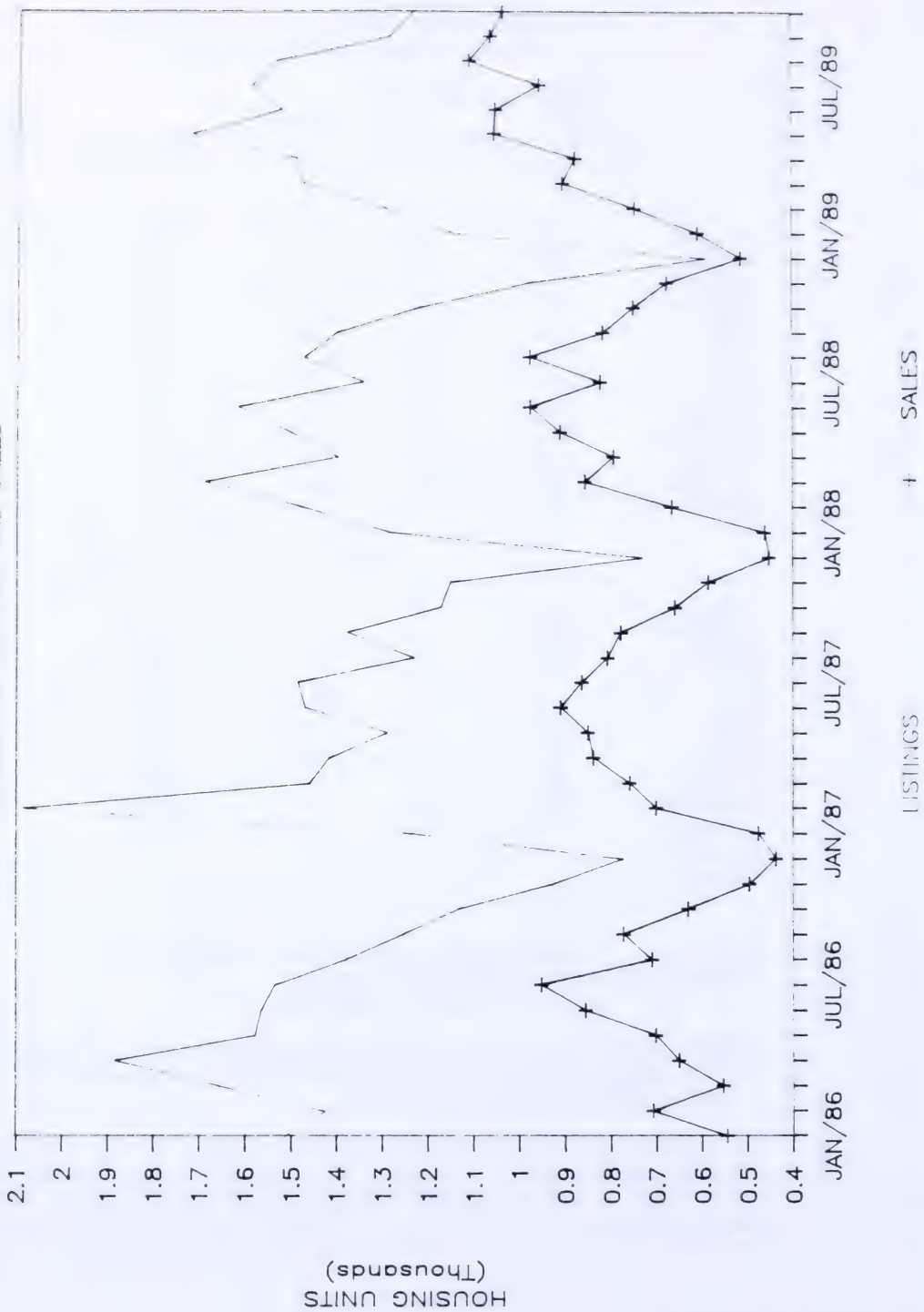


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

| EDMONTON | | | | |
|--|----------|-------|----------------------------------|-----------------------------|
| 1988 | | | | |
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1288 | 463 | .36 | 77982 |
| FEBRUARY | 1478 | 667 | .45 | 76385 |
| MARCH | 1688 | 858 | .51 | 78935 |
| APRIL | 1397 | 795 | .57 | 82004 |
| MAY | 1502 | 913 | .61 | 81285 |
| JUNE | 1616 | 978 | .61 | 85636 |
| JULY | 1343 | 824 | .61 | 85372 |
| AUGUST | 1472 | 979 | .67 | 83181 |
| SEPTEMBER | 1398 | 818 | .59 | 82881 |
| OCTOBER | 1218 | 751 | .62 | 82043 |
| NOVEMBER | 978 | 678 | .69 | 85120 |
| DECEMBER | 590 | 515 | .87 | 81271 |
| 1989 | | | | |
| JANUARY | 1150 | 610 | .53 | 82311 |
| FEBRUARY | 1297 | 750 | .58 | 84760 |
| MARCH | 1474 | 908 | .62 | 87552 |
| APRIL | 1491 | 880 | .59 | 86301 |
| MAY | 1719 | 1058 | .62 | 90502 |
| JUNE | 1522 | 1054 | .69 | 91281 |
| JULY | 1588 | 959 | .60 | 88422 |
| AUGUST | 1534 | 1112 | .72 | 89646 |
| SEPTEMBER | 1284 | 1066 | .83 | 89596 |
| OCTOBER | 1235 | 1038 | .84 | 90187 |
| NOVEMBER | | | | |
| DECEMBER | | | | |
| SOURCE: EDMONTON REAL ESTATE BOARD | | | | |
| PREPARED BY: ALBERTA MUNICIPAL AFFAIRS | | | | |
| HOUSING PLANNING SECRETARIAT | | | | |

FIGURE 11

CALGARY LISTINGS AND SALES

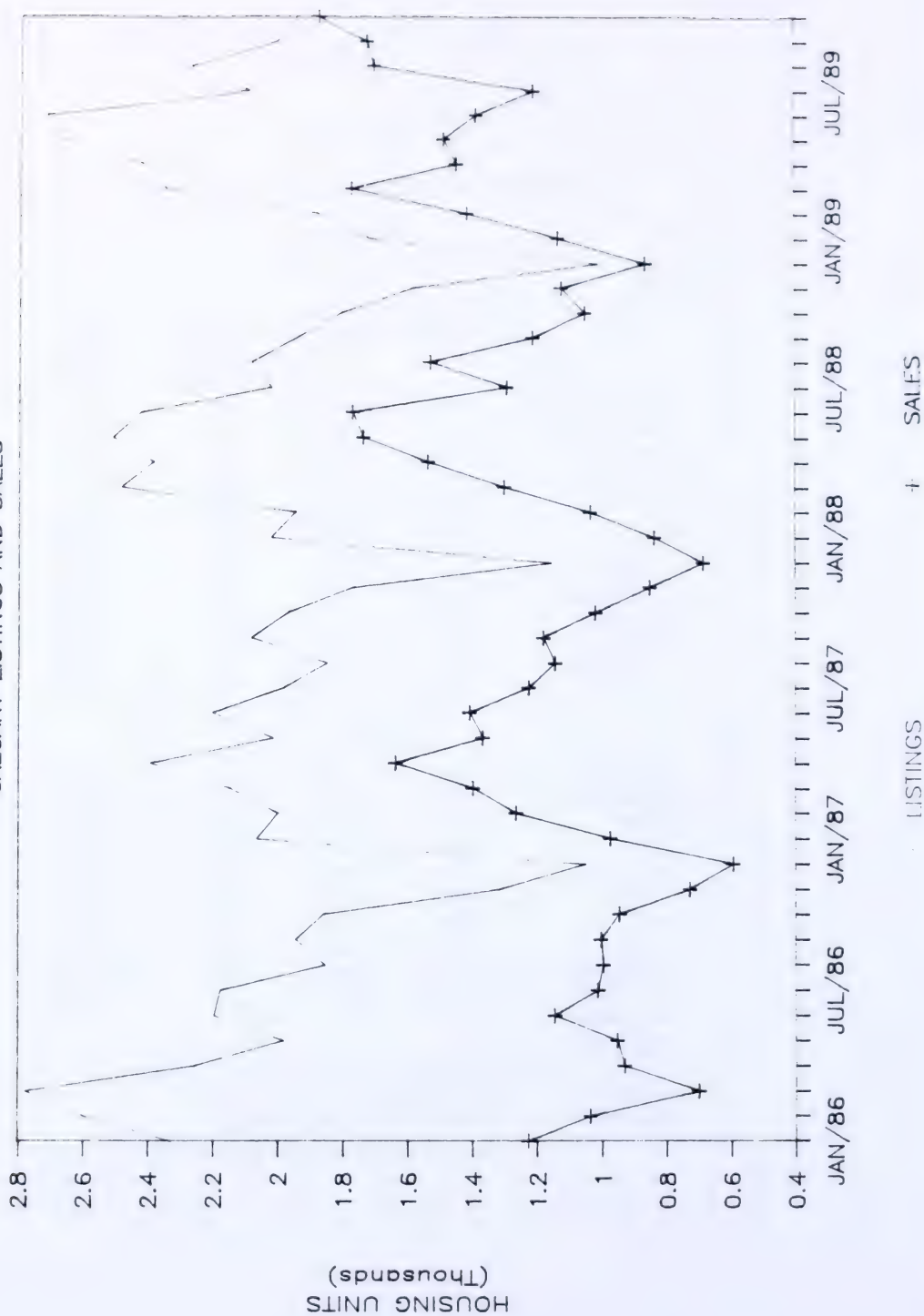


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

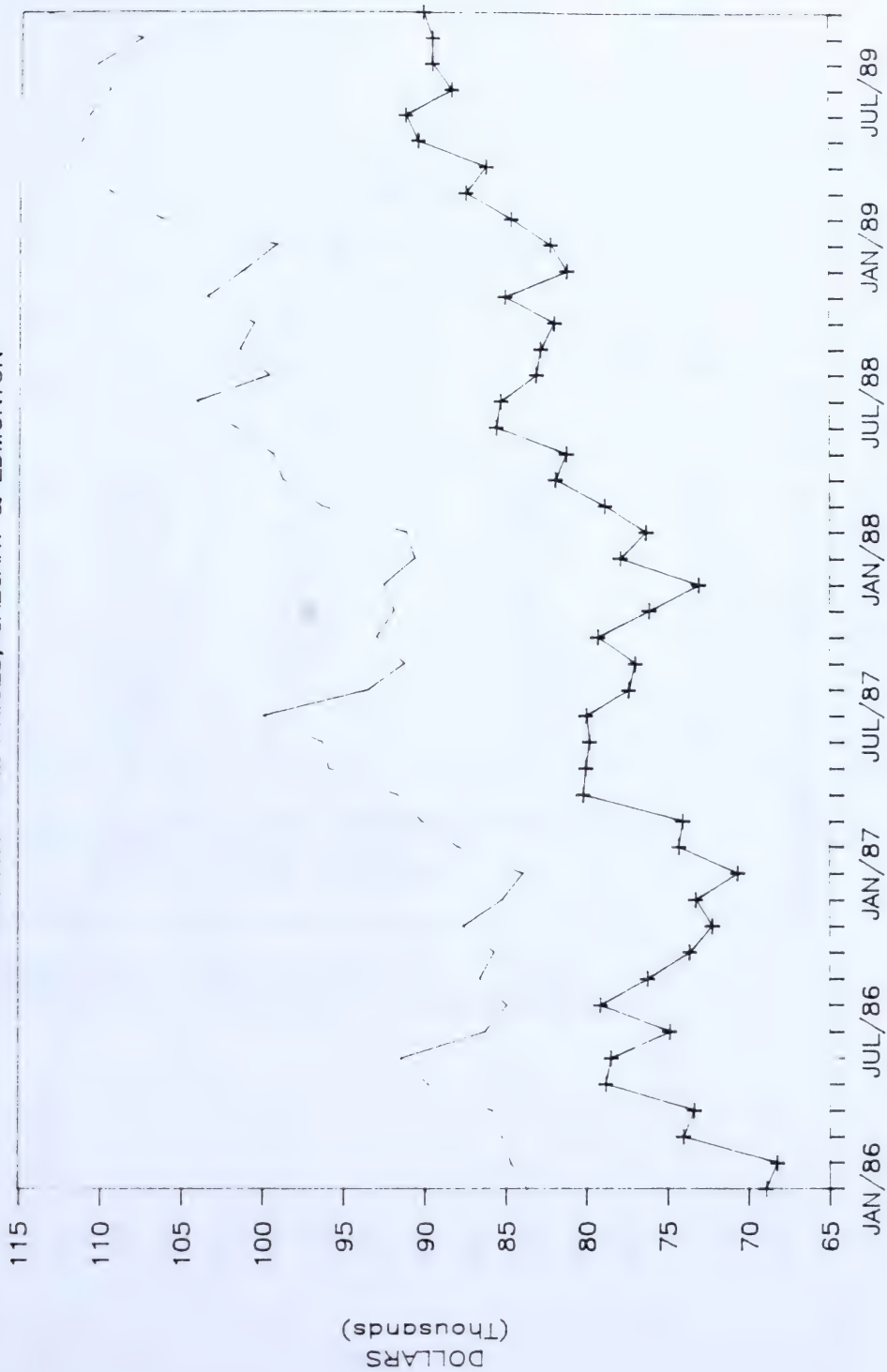
CALGARY

| 1988 | | | | |
|-----------|----------|-------|----------------------------------|-----------------------------|
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1945 | 841 | .43 | 90623 |
| FEBRUARY | 1945 | 1038 | .53 | 91213 |
| MARCH | 2485 | 1305 | .53 | 96389 |
| APRIL | 2384 | 1541 | .65 | 98765 |
| MAY | 2512 | 1740 | .69 | 99368 |
| JUNE | 2422 | 1774 | .73 | 101695 |
| JULY | 2019 | 1295 | .64 | 104129 |
| AUGUST | 2083 | 1532 | .74 | 99602 |
| SEPTEMBER | 1941 | 1214 | .63 | 101425 |
| OCTOBER | 1803 | 1054 | .58 | 100538 |
| NOVEMBER | 1582 | 1127 | .71 | 103471 |
| DECEMBER | 1010 | 866 | .86 | 101210 |
| 1989 | | | | |
| JANUARY | 1721 | 1138 | .66 | 99141 |
| FEBRUARY | 1880 | 1421 | .76 | 106355 |
| MARCH | 2349 | 1778 | .76 | 109406 |
| APRIL | 2423 | 1453 | .60 | 112019 |
| MAY | 2666 | 1494 | .56 | 111169 |
| JUNE | 2722 | 1393 | .51 | 110751 |
| JULY | 2092 | 1213 | .58 | 109485 |
| AUGUST | 2274 | 1709 | .75 | 110373 |
| SEPTEMBER | 2004 | 1731 | .86 | 107511 |
| OCTOBER | 1943 | 1879 | .97 | 113439 |
| NOVEMBER | | | | |
| DECEMBER | | | | |

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON



EDMONTON

CALGARY

FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

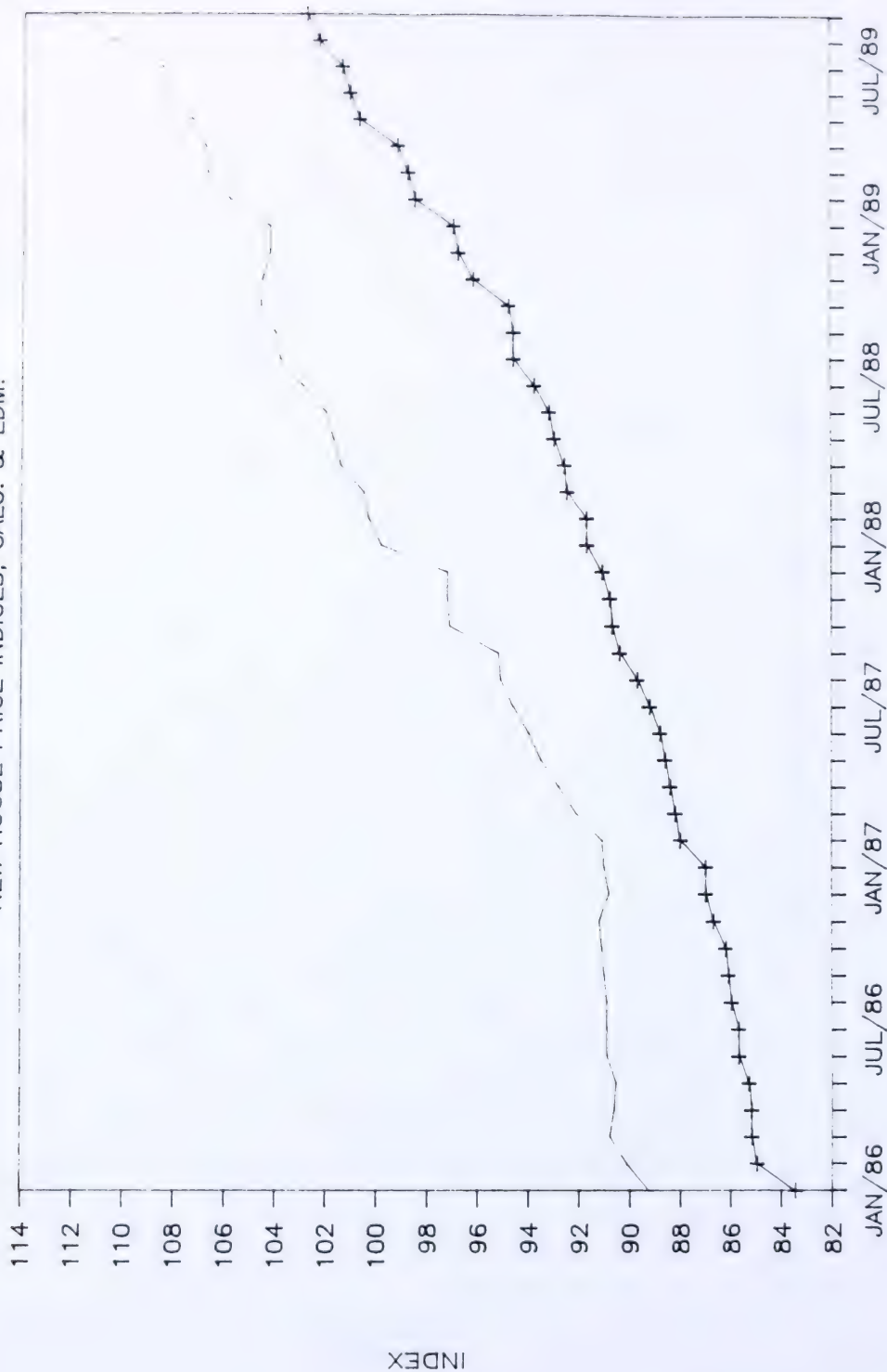


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

| CALGARY** | | | EDMONTON*** | | |
|-----------|-------|-------|-------------|------|-------|
| | 1988 | 1989 | | 1988 | 1989 |
| JANUARY | 99.8 | 104.2 | JANUARY | 91.7 | 97.0 |
| FEBRUARY | 100.3 | 105.8 | FEBRUARY | 91.7 | 98.5 |
| MARCH | 100.5 | 106.7 | MARCH | 92.5 | 98.8 |
| APRIL | 101.4 | 106.8 | APRIL | 92.6 | 99.2 |
| MAY | 101.7 | 107.3 | MAY | 93.0 | 100.7 |
| JUNE | 101.7 | 108.5 | JUNE | 93.0 | 101.1 |
| JULY | 102.9 | 108.5 | JULY | 93.8 | 101.4 |
| AUGUST | 103.8 | 110.3 | AUGUST | 94.6 | 102.3 |
| SEPTEMBER | 104.0 | 112.1 | SEPTEMBER | 94.6 | 102.8 |
| OCTOBER | 104.6 | | OCTOBER | 94.8 | |
| NOVEMBER | 104.5 | | NOVEMBER | 96.2 | |
| DECEMBER | 104.2 | | DECEMBER | 96.8 | |

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

CANADIANA

DEC 29 1989

RESIDENTIAL CONSTRUCTION IN ALBERTA

NOVEMBER 1989

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION
IN ALBERTA
NOVEMBER, 1989

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

ISSN 0823-3047
11/89 (250)

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D. Multiple Listings Service (M.L.S.)

| | |
|--|----|
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* * * *

| | |
|--|----|
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E. New Housing Price Indexes

| | |
|--|----|
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* * * *

| | |
|--|----|
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HIGHLIGHTS

Urban Alberta

- Housing starts in November reached 1,316 units, up 25% in comparison with 1,050 units a year ago.
- Total starts to date (11,359 units) also rose by 34% over the previous year. Single family starts increased by 32% while multiples jumped by 45%.
- Housing under construction continued to trend upward to 5,364 units in November, up 42% compared to the same month last year.

Calgary

- Calgary's November starts rose by 56% over 1988 to 710 units, of which 97% or 690 were single family units.
- Total starts for the year jumped by 65% from the same period 1988 to 5,758 units. Both singles and multiples were up 57% and 129% respectively.
- Housing under construction increased 3% from the month before to 2,726 units. Inventory of newly completed and unoccupied housing also increased 13% to 337 units with a continuing high rate of absorption (63%).
- Resale housing market activity reached an all-time high in November with 2,032 units sold, the first time to break the 2,000 mark.
- With this increase in sales, the average resale house price also reached a record high of \$120,228, up \$6,800 from October 1989 and up \$16,800 from November 1988. The new housing price index continued to increase as well to 113.7 in October, up 1.4% in one month.

Edmonton

- Edmonton's starts increased substantially again to 488 units last month, up 14% compared to November 1988. Multiples accounted for 36% (178 units) of the total.
- Total starts to date (4,410) also rose by 15% over the previous year. Both single and multiple family starts showed increases.
- Housing under construction continued to increase to 2,205 units in November, however, inventory of newly completed and unoccupied housing dropped to 315 units from 327 in October.
- The resale housing market continued to be extremely active. Sales last month were 46% higher than in November 1988. The ratio of sales to listings reached a yearly high to nearly 100% last month.
- The average selling price rose to \$91,121 last month, up 1% and 7% from the October 1989 and November 1988 average price. The new housing price index also improved sharply to 104.1 in October, up 1.3% in a month, and up 9.8% from October 1988.

TABLE 1

NOV-89

HOUSING STARTS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|--------------------------|---------|------|-----|-----|-------|--|
| CALGARY | 690 | 20 | 0 | 0 | 710 | 56 |
| CAMROSE | 2 | 0 | 4 | 0 | 6 | 200 |
| EDMONTON M.A. | 310 | 16 | 39 | 123 | 488 | 14 |
| FORT MCMURRAY | 1 | 0 | 0 | 0 | 1 | -75 |
| GRANDE PRAIRIE | 15 | 0 | 0 | 0 | 15 | 50 |
| LETHBRIDGE | 11 | 0 | 0 | 0 | 11 | -8 |
| LLOYDMINSTER(ALTA. PART) | 1 | 0 | 0 | 0 | 1 | -93 |
| MEDICINE HAT | 15 | 2 | 0 | 0 | 17 | -41 |
| RED DEER | 42 | 2 | 0 | 0 | 44 | -46 |
| WETASKIWIN | 5 | 0 | 0 | 0 | 5 | 150 |
| OTHER CENTRES ** | 18 | 0 | 0 | 0 | 18 | 38 |
| TOTAL | 1110 | 40 | 43 | 123 | 1316 | 25 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

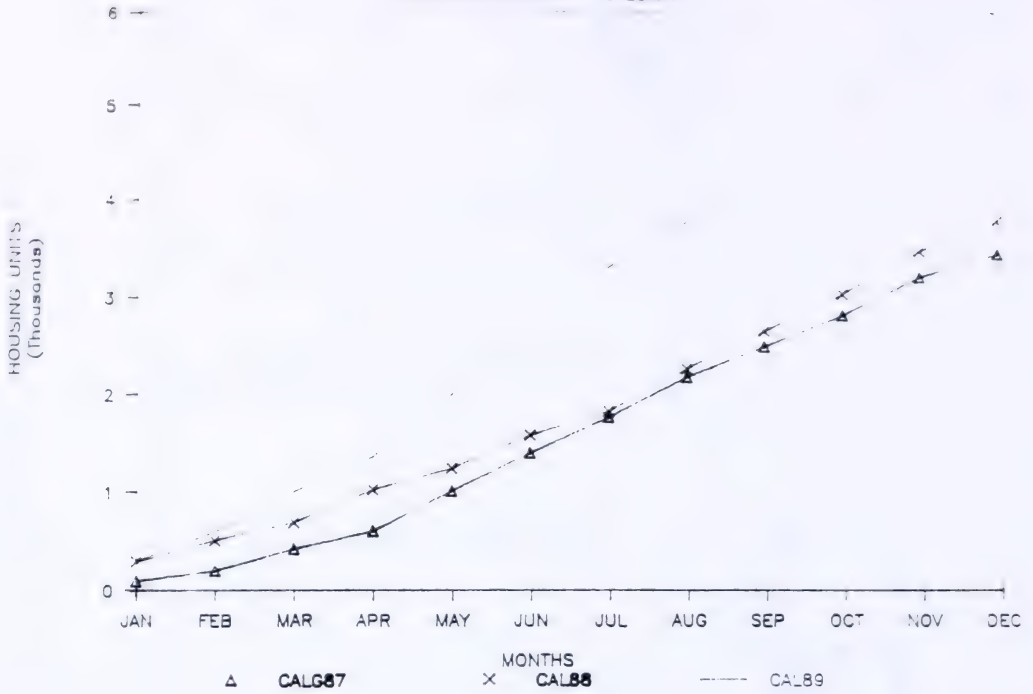


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

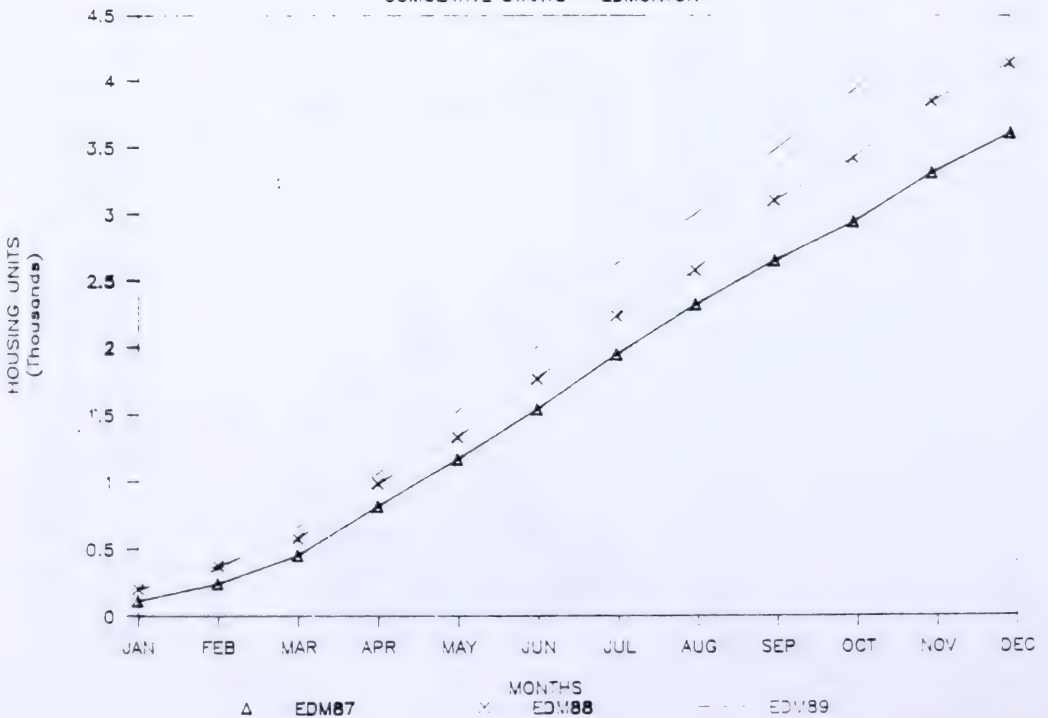


TABLE 2

NOV-89

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

| CITY | SINGLES | | SEMIS | | ROW | | APT | | TOTAL | | PERCENT CHANGE IN TOTAL STARTS | |
|---------------------------|---------|------|-------|------|------|------|------|------|-------|-------|--------------------------------------|------|
| | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 |
| CALGARY | 3105 | 4878 | 272 | 168 | 101 | 411 | 11 | 301 | 3489 | 5758 | 65 | |
| CAMROSE | 18 | 32 | 0 | 0 | 8 | 16 | 0 | 20 | 26 | 68 | 162 | |
| EDMONTON M.A. | 3226 | 3590 | 156 | 194 | 186 | 307 | 278 | 319 | 3846 | 4410 | 15 | |
| FORT MCMURRAY | 35 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 10 | -71 | |
| GRANDE PRAIRIE | 130 | 155 | 2 | 0 | 0 | 0 | 0 | 0 | 132 | 155 | 17 | |
| LETHBRIDGE | 157 | 163 | 10 | 4 | 0 | 3 | 33 | 8 | 200 | 178 | -11 | |
| LLOYDMINSTER (ALTA. PART) | 51 | 24 | 2 | 2 | 0 | 0 | 0 | 0 | 53 | 26 | -51 | |
| MEDICINE HAT | 127 | 176 | 6 | 6 | 18 | 0 | 7 | 42 | 158 | 224 | 42 | |
| RED DEER | 167 | 247 | 48 | 28 | 162 | 68 | 24 | 35 | 401 | 378 | -6 | |
| WETASKIWIN | 35 | 46 | 2 | 2 | 6 | 0 | 0 | 0 | 43 | 48 | 12 | |
| OTHER CENTRES ** | 105 | 100 | 2 | 4 | 0 | 0 | 0 | 0 | 107 | 104 | -3 | |
| TOTAL | 7156 | 9421 | 500 | 408 | 481 | 805 | 353 | 725 | 8490 | 11359 | 34 | |
| PERCENT CHANGE BY TYPE | | 32 | | -18 | | 67 | | 105 | | 34 | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

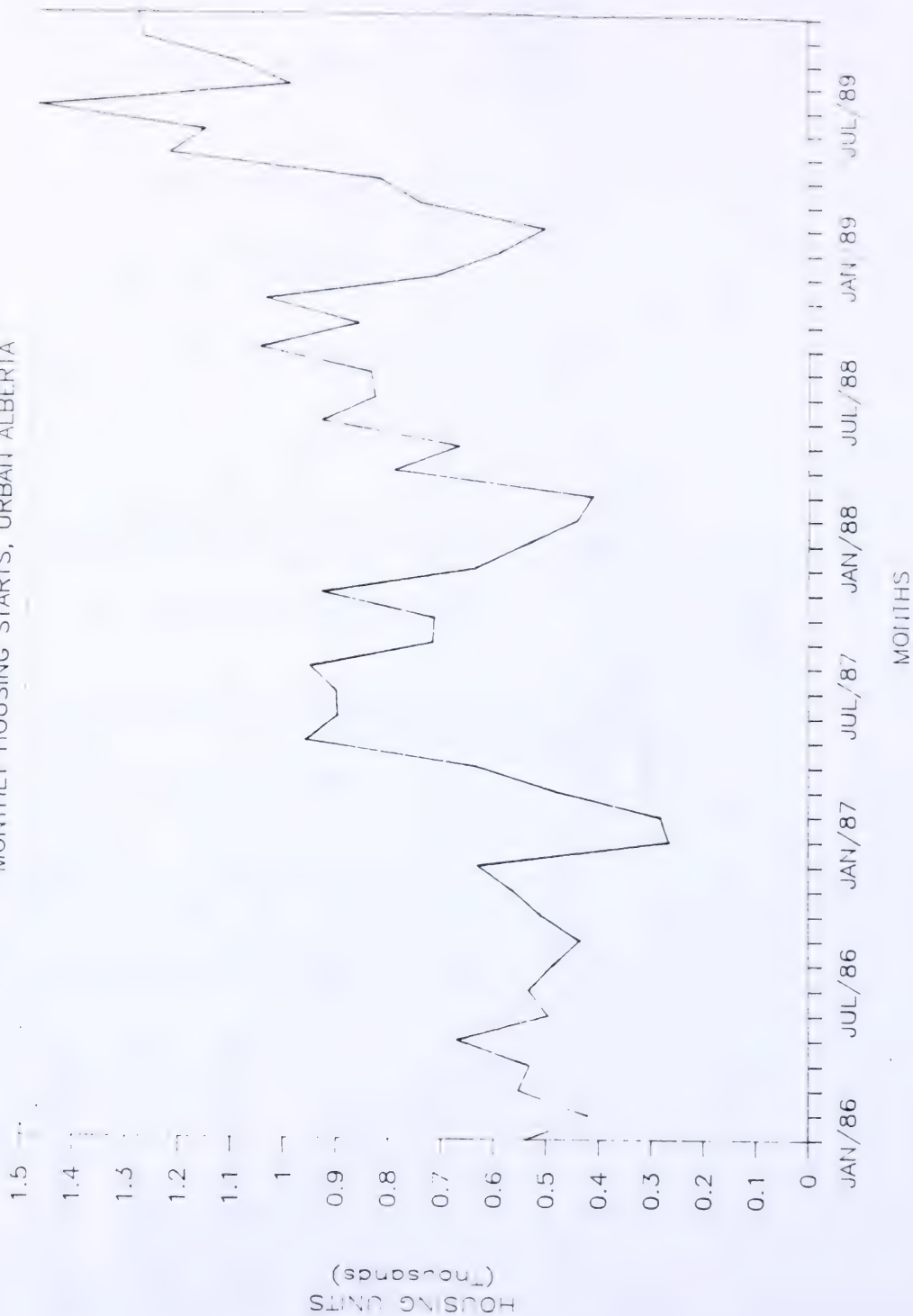


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1988-1989

| | 1988 | 1989 | PERCENT CHANGE |
|-----------|------|-------|----------------|
| JANUARY | 547 | 600 | 10 |
| FEBRUARY | 447 | 513 | 15 |
| MARCH | 416 | 755 | 81 |
| APRIL | 799 | 834 | 4 |
| MAY | 675 | 1242 | 84 |
| JUNE | 940 | 1174 | 25 |
| JULY | 838 | 1498 | 79 |
| AUGUST | 847 | 1011 | 19 |
| SEPTEMBER | 1060 | 1117 | 5 |
| OCTOBER | 871 | 1299 | 49 |
| NOVEMBER | 1050 | 1316 | 25 |
| DECEMBER | 722 | | |
| TOTAL | 9212 | 11359 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

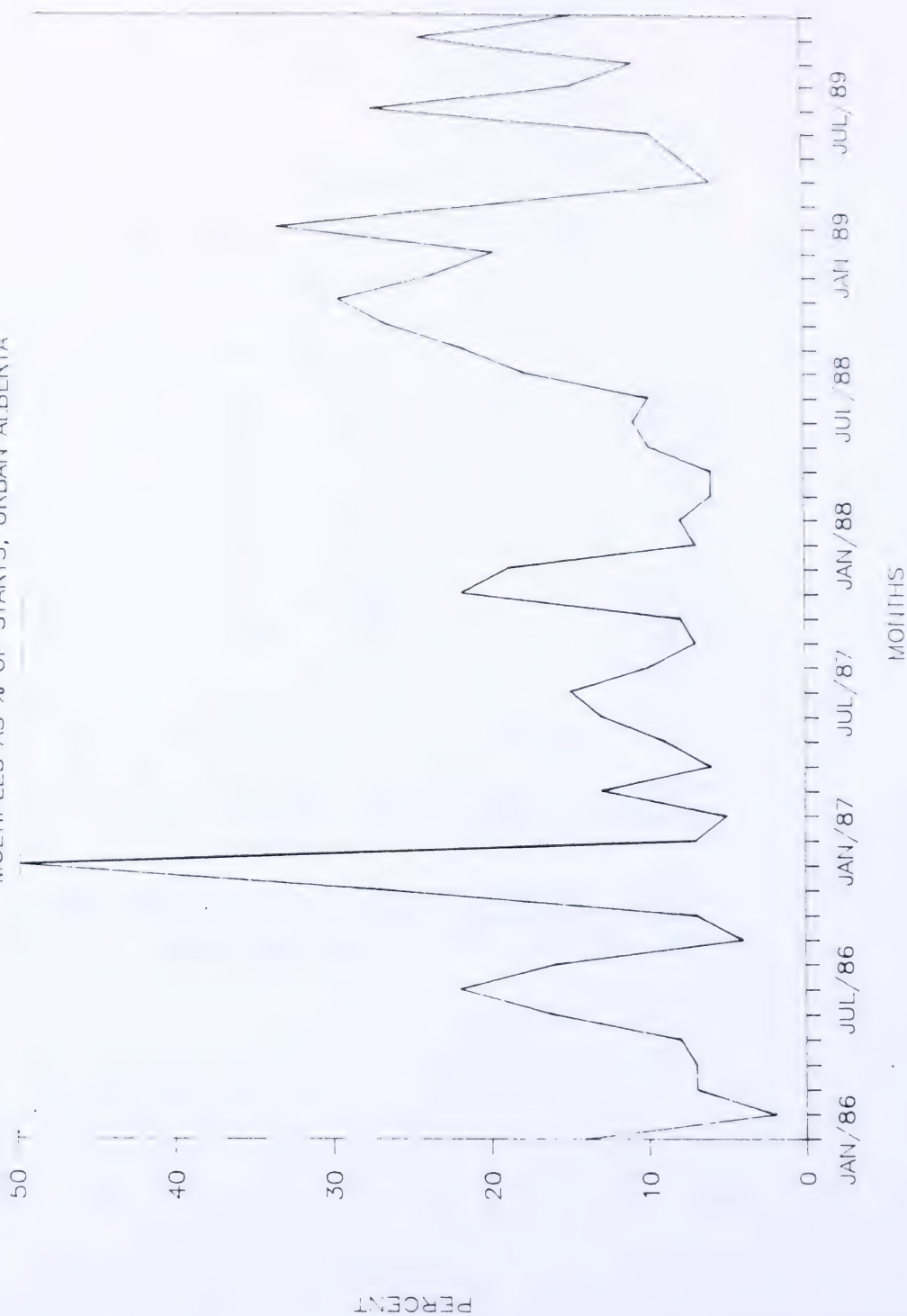


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

| 1988-1989 | | | | |
|-----------|-------|---------|-------|-----------------------------------|
| 1988 | | | | |
| | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL |
| JANUARY | 547 | 508 | 39 | 7 |
| FEBRUARY | 447 | 413 | 34 | 8 |
| MARCH | 416 | 390 | 26 | 6 |
| APRIL | 799 | 754 | 45 | 6 |
| MAY | 675 | 610 | 65 | 10 |
| JUNE | 940 | 835 | 105 | 11 |
| JULY | 838 | 753 | 85 | 10 |
| AUGUST | 847 | 694 | 153 | 18 |
| SEPTEMBER | 1060 | 826 | 234 | 22 |
| OCTOBER | 871 | 633 | 238 | 27 |
| NOVEMBER | 1050 | 740 | 310 | 30 |
| DECEMBER | 722 | 547 | 175 | 24 |
| TOTAL | 9212 | 7703 | 1509 | 16 |
| 1989 | | | | |
| JANUARY | 600 | 478 | 122 | 20 |
| FEBRUARY | 513 | 340 | 173 | 34 |
| MARCH | 755 | 606 | 149 | 20 |
| APRIL | 834 | 780 | 54 | 6 |
| MAY | 1242 | 1143 | 99 | 8 |
| JUNE | 1174 | 1055 | 119 | 10 |
| JULY | 1498 | 1080 | 418 | 28 |
| AUGUST | 1011 | 856 | 155 | 15 |
| SEPTEMBER | 1117 | 999 | 118 | 11 |
| OCTOBER | 1299 | 974 | 325 | 25 |
| NOVEMBER | 1316 | 1110 | 206 | 16 |
| DECEMBER | | | | |
| TOTAL | 11359 | 9421 | 1938 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A
MULTIPLES AS % OF STARTS, CALGARY

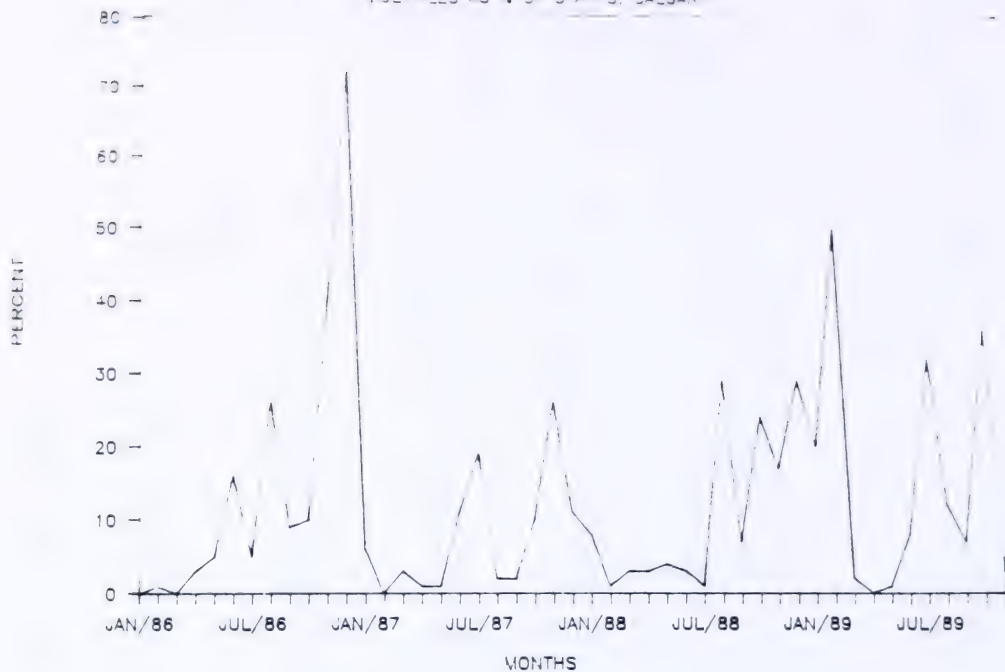


FIGURE 4B
MULTIPLES AS % OF STARTS, EDMONTON

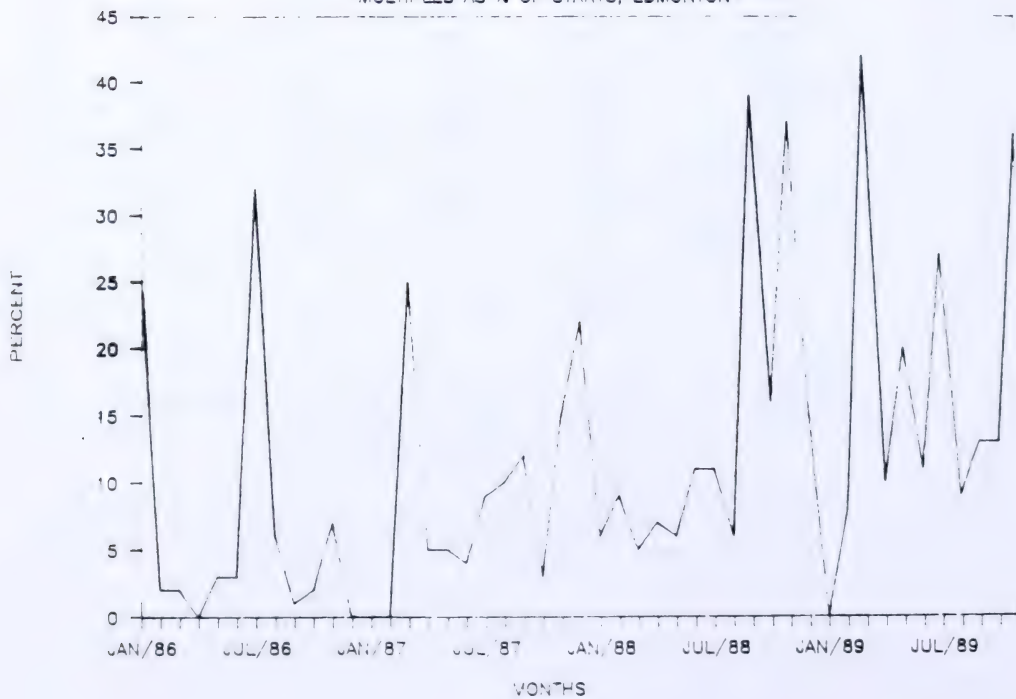


TABLE 5

SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

| 1988 | | | | | EDMONTON(METRO) | | | | |
|-----------|---------|-------|-----------------------------|----|-----------------|---------|-------|-----------------------------|----|
| CALGARY | | | MULTI AS A PERCENT OF TOTAL | | TOTAL | | | MULTI AS A PERCENT OF TOTAL | |
| TOTAL | SINGLES | MULTI | | | TOTAL | SINGLES | MULTI | | |
| JANUARY | 290 | 268 | 22 | 8 | JANUARY | 200 | 188 | 12 | 6 |
| FEBRUARY | 214 | 212 | 2 | 1 | FEBRUARY | 174 | 159 | 15 | 9 |
| MARCH | 183 | 177 | 6 | 3 | MARCH | 201 | 190 | 11 | 5 |
| APRIL | 334 | 325 | 9 | 3 | APRIL | 409 | 379 | 30 | 7 |
| MAY | 217 | 209 | 8 | 4 | MAY | 342 | 320 | 22 | 6 |
| JUNE | 343 | 332 | 11 | 3 | JUNE | 437 | 389 | 48 | 11 |
| JULY | 241 | 239 | 2 | 1 | JULY | 466 | 415 | 51 | 11 |
| AUGUST | 439 | 313 | 126 | 29 | AUGUST | 343 | 322 | 21 | 6 |
| SEPTEMBER | 396 | 368 | 28 | 7 | SEPTEMBER | 527 | 323 | 204 | 39 |
| OCTOBER | 377 | 285 | 92 | 24 | OCTOBER | 320 | 270 | 50 | 16 |
| NOVEMBER | 455 | 377 | 78 | 17 | NOVEMBER | 427 | 271 | 156 | 37 |
| DECEMBER | 311 | 222 | 89 | 29 | DECEMBER | 287 | 243 | 44 | 15 |
| TOTAL | 3800 | 3327 | 473 | 12 | TOTAL | 4133 | 3469 | 664 | 16 |
| 1989 | | | | | EDMONTON(METRO) | | | | |
| CALGARY | | | MULTI AS A PERCENT OF TOTAL | | TOTAL | | | MULTI AS A PERCENT OF TOTAL | |
| JANUARY | 297 | 239 | 58 | 20 | JANUARY | 193 | 193 | 0 | 0 |
| FEBRUARY | 301 | 149 | 152 | 50 | FEBRUARY | 158 | 146 | 12 | 8 |
| MARCH | 407 | 397 | 10 | 2 | MARCH | 313 | 182 | 131 | 42 |
| APRIL | 358 | 358 | 0 | 0 | APRIL | 395 | 357 | 38 | 10 |
| MAY | 633 | 629 | 4 | 1 | MAY | 466 | 375 | 91 | 20 |
| JUNE | 572 | 528 | 44 | 8 | JUNE | 476 | 425 | 51 | 11 |
| JULY | 741 | 505 | 236 | 32 | JULY | 624 | 458 | 166 | 27 |
| AUGUST | 469 | 413 | 56 | 12 | AUGUST | 370 | 336 | 34 | 9 |
| SEPTEMBER | 543 | 503 | 40 | 7 | SEPTEMBER | 479 | 417 | 62 | 13 |
| OCTOBER | 727 | 467 | 260 | 36 | OCTOBER | 448 | 391 | 57 | 13 |
| NOVEMBER | 710 | 690 | 20 | 3 | NOVEMBER | 488 | 310 | 178 | 36 |
| DECEMBER | | | | | DECEMBER | | | | |
| TOTAL | 5758 | 4878 | 880 | | TOTAL | 4410 | 3590 | 820 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 5
QUARTERLY HOUSING STARTS IN ALBERTA

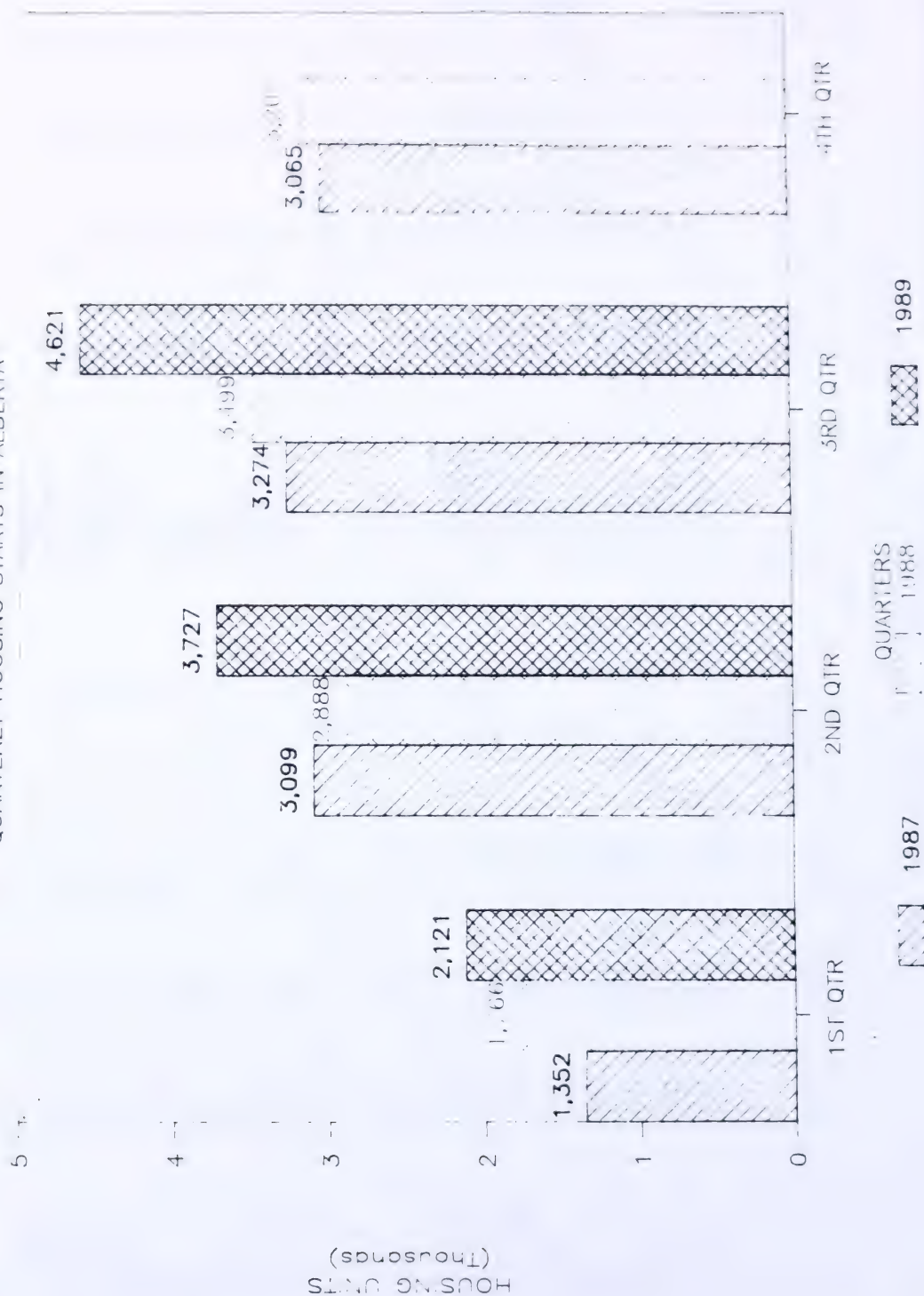


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1988 - 1989

| | 1988 | 1989 | PERCENT CHANGE |
|----------------|-------|-------|-------------------|
| FIRST QUARTER | 1766 | 2121 | 20 |
| SECOND QUARTER | 2888 | 3727 | 29 |
| THIRD QUARTER | 3499 | 4621 | 32 |
| FOURTH QUARTER | 3207 | ----- | ----- |
| TOTAL | 11360 | 10469 | ----- |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

NOV-89

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMIS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|---------------------------|---------|-------|-----|-----|-------|--|
| CALGARY | 555 | 32 | 28 | 4 | 619 | 26 |
| CAMROSE | 4 | 0 | 0 | 0 | 4 | * |
| EDMONTON M.A. | 358 | 6 | 35 | 0 | 399 | 14 |
| FORT MCMURRAY | 1 | 0 | 0 | 0 | 1 | -88 |
| GRANDE PRAIRIE | 18 | 0 | 0 | 0 | 18 | 0 |
| LETHBRIDGE | 9 | 0 | 0 | 33 | 42 | 500 |
| LLOYDMINSTER (ALTA. PART) | 2 | 0 | 0 | 0 | 2 | -75 |
| MEDICINE HAT | 9 | 2 | 0 | 0 | 11 | 8 |
| RED DEER | 32 | 0 | 20 | 0 | 52 | 206 |
| WETASKIWIN | 8 | 0 | 0 | 0 | 8 | 14 |
| OTHER CENTRES ** | 16 | 0 | 0 | 0 | 16 | 60 |
| TOTAL | 1012 | 40 | 83 | 37 | 1172 | 26 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

NOV-89

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|--------------------------|---------|------|-----|-----|-------|--|
| CALGARY | 1955 | 260 | 219 | 292 | 2726 | 60 |
| CAMROSE | 9 | 0 | 12 | 0 | 21 | 31 |
| EDMONTON M.A. | 1614 | 100 | 175 | 316 | 2205 | 41 |
| FORT MCMURRAY | 3 | 0 | 0 | 0 | 3 | -75 |
| GRANDE PRAIRIE | 49 | 0 | 0 | 0 | 49 | 4 |
| LETHBRIDGE | 74 | 0 | 0 | 8 | 82 | -10 |
| LLOYDMINSTER(ALTA. PART) | 5 | 0 | 0 | 0 | 5 | -83 |
| MEDICINE HAT | 72 | 2 | 0 | 0 | 74 | 17 |
| RED DEER | 94 | 20 | 25 | 0 | 139 | -28 |
| WETASKIWIN | 17 | 2 | 0 | 0 | 19 | 73 |
| OTHER CENTRES ** | 41 | 0 | 0 | 0 | 41 | -23 |
| TOTAL | 3933 | 384 | 431 | 616 | 5364 | 42 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY



FIGURE 6B
COMPLETIONS - CALGARY

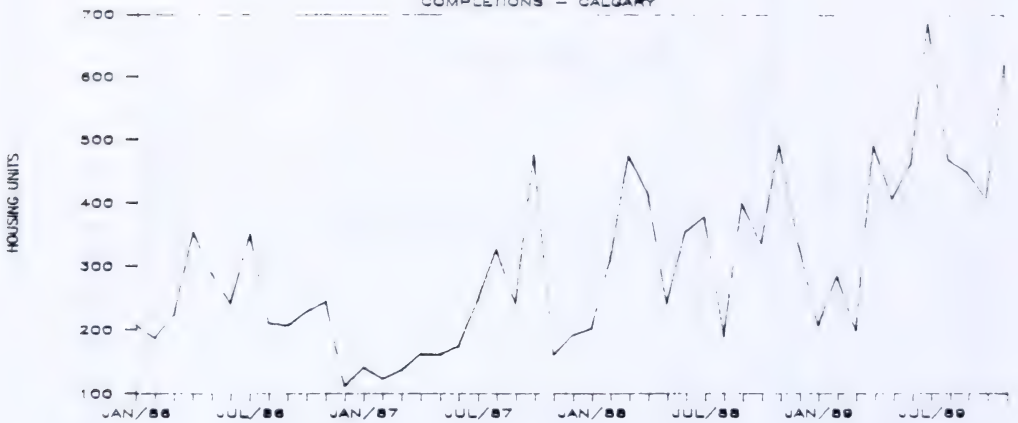


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

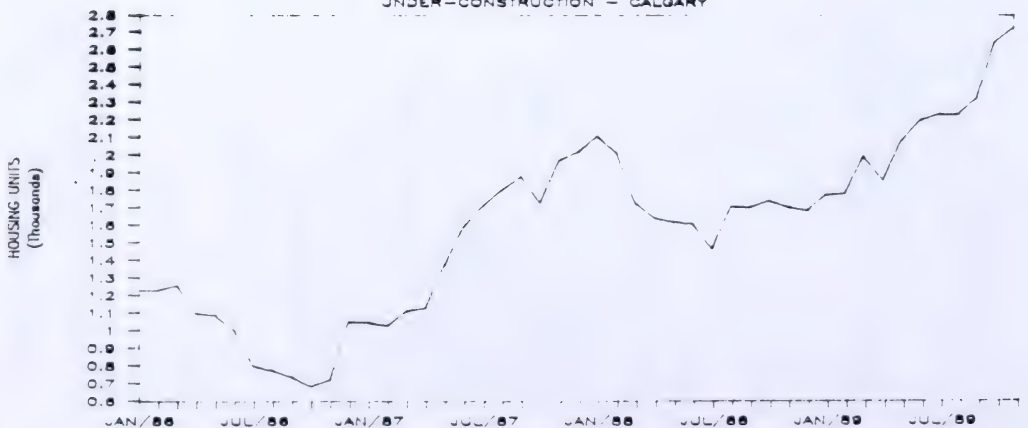


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

| ----- | | | |
|-----------|--------|-------------|--------------------|
| 1988 | | | |
| ----- | | | |
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| ----- | | | |
| JANUARY | 290 | 202 | 2107 |
| FEBRUARY | 214 | 308 | 2013 |
| MARCH | 183 | 474 | 1722 |
| APRIL | 334 | 418 | 1638 |
| MAY | 217 | 241 | 1614 |
| JUNE | 343 | 355 | 1602 |
| JULY | 241 | 378 | 1464 |
| AUGUST | 439 | 189 | 1705 |
| SEPTEMBER | 396 | 399 | 1700 |
| OCTOBER | 377 | 336 | 1740 |
| NOVEMBER | 455 | 492 | 1701 |
| DECEMBER | 311 | 331 | 1681 |
| ----- | | | |
| 1989 | | | |
| ----- | | | |
| JANUARY | 297 | 206 | 1772 |
| FEBRUARY | 301 | 285 | 1783 |
| MARCH | 407 | 198 | 1992 |
| APRIL | 358 | 491 | 1854 |
| MAY | 633 | 407 | 2080 |
| JUNE | 572 | 462 | 2198 |
| JULY | 741 | 687 | 2232 |
| AUGUST | 469 | 468 | 2230 |
| SEPTEMBER | 543 | 449 | 2321 |
| OCTOBER | 727 | 408 | 2640 |
| NOVEMBER | 710 | 619 | 2726 |
| DECEMBER | | | |
| ----- | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

HOUSING UNITS

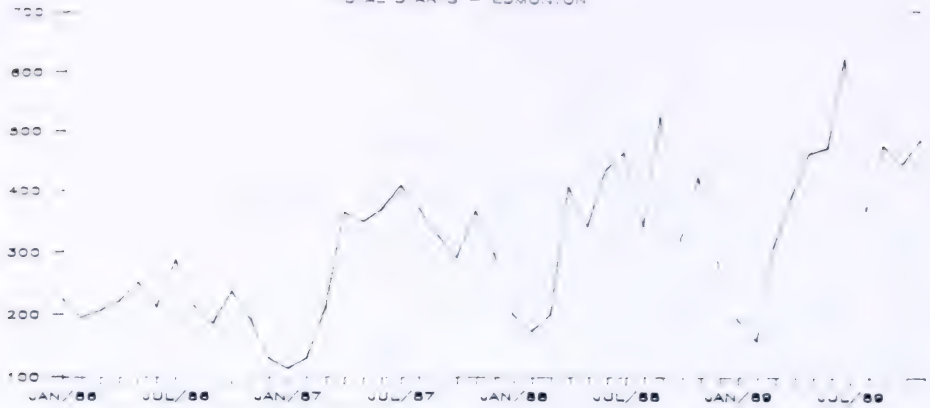


FIGURE 7B
COMPLETIONS - EDMONTON

HOUSING UNITS

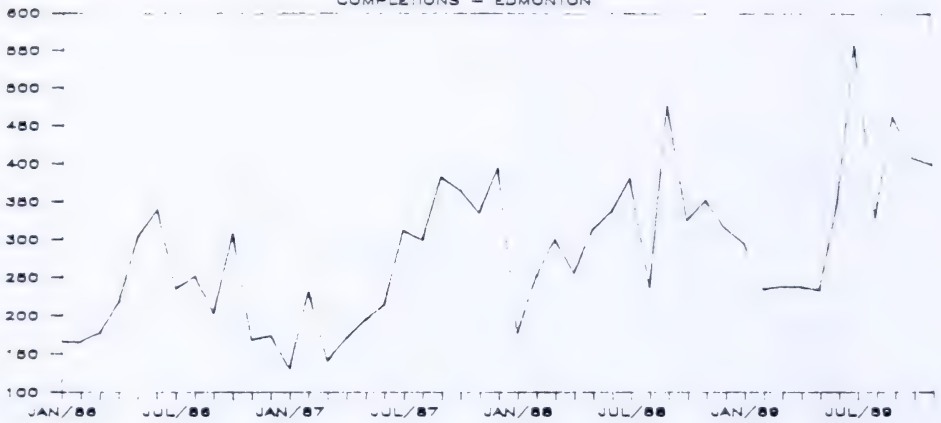


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

HOUSING UNITS
(Thousands)

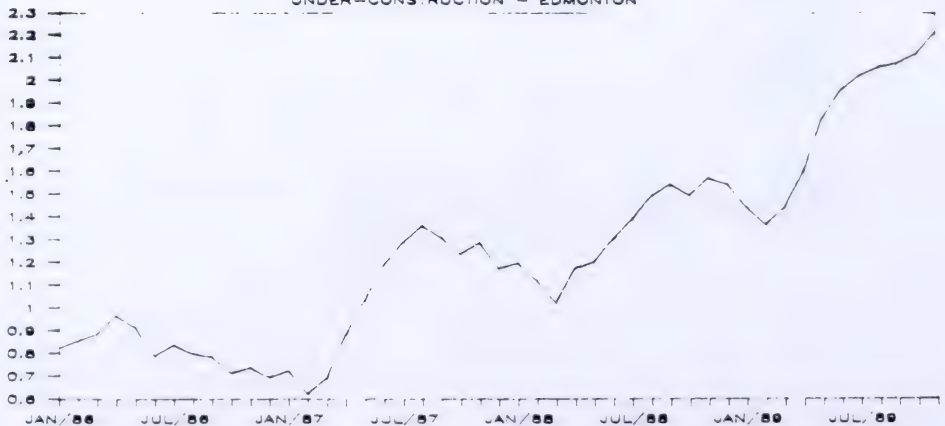


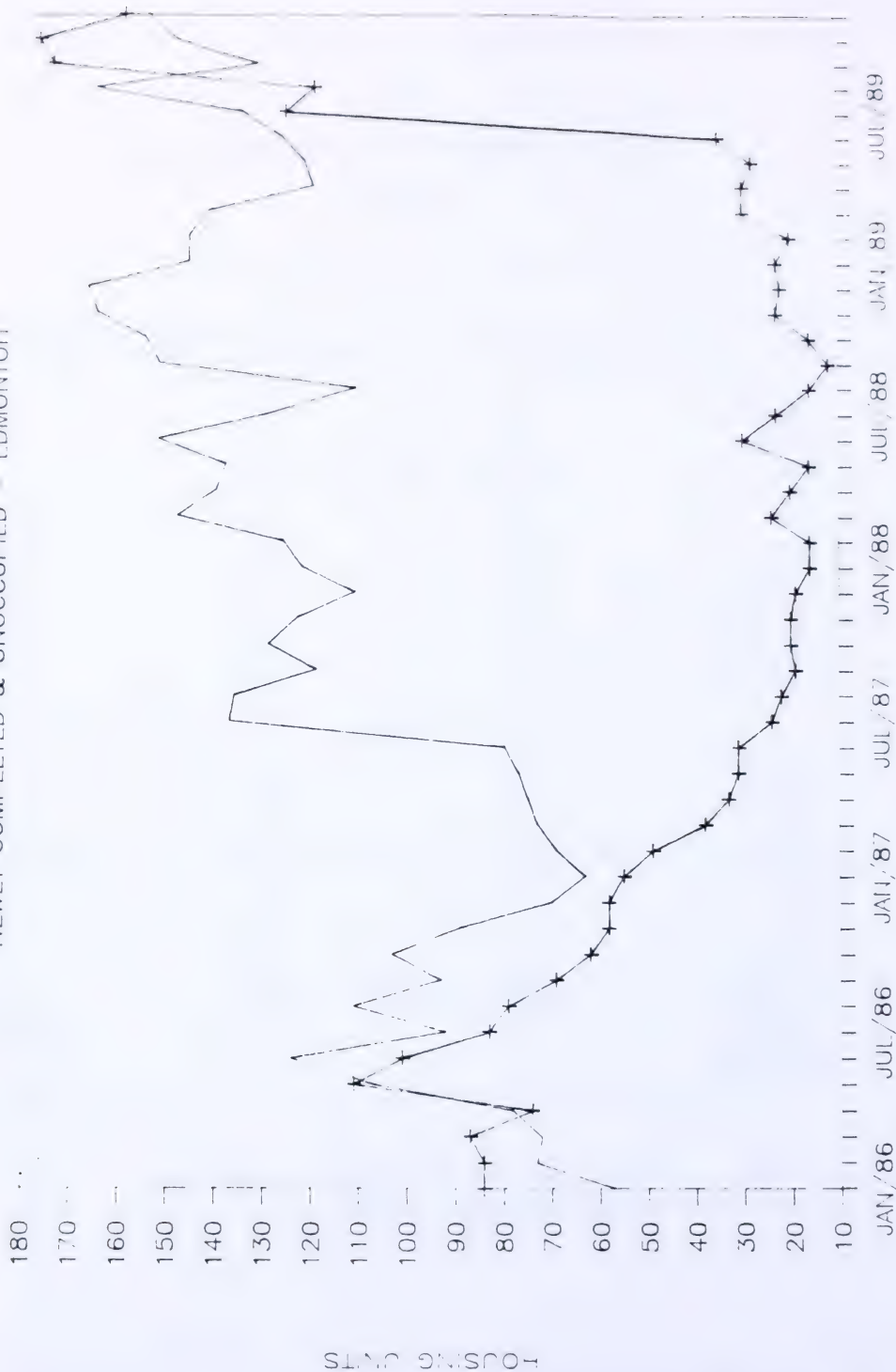
TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

| 1988 | | | |
|-----------|--------|-------------|--------------------|
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| JANUARY | 200 | 177 | 1195 |
| FEBRUARY | 174 | 251 | 1118 |
| MARCH | 201 | 300 | 1019 |
| APRIL | 409 | 256 | 1173 |
| MAY | 342 | 313 | 1202 |
| JUNE | 437 | 337 | 1302 |
| JULY | 466 | 380 | 1388 |
| AUGUST | 343 | 237 | 1491 |
| SEPTEMBER | 527 | 476 | 1543 |
| OCTOBER | 320 | 325 | 1493 |
| NOVEMBER | 427 | 351 | 1569 |
| DECEMBER | 287 | 315 | 1541 |
| 1989 | | | |
| JANUARY | 193 | 295 | 1440 |
| FEBRUARY | 158 | 234 | 1364 |
| MARCH | 313 | 238 | 1439 |
| APRIL | 395 | 237 | 1596 |
| MAY | 466 | 233 | 1829 |
| JUNE | 476 | 349 | 1956 |
| JULY | 624 | 558 | 2020 |
| AUGUST | 370 | 329 | 2058 |
| SEPTEMBER | 479 | 462 | 2076 |
| OCTOBER | 448 | 408 | 2116 |
| NOVEMBER | 488 | 399 | 2205 |
| DECEMBER | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON



+ APARTS. & R.HOUSES

SINGLES & DUPL.

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLICES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| ----- | | | | | |
| 1988 | | | | | |
| JANUARY | 122 | 16 | 138 | 177 | 55 |
| FEBRUARY | 126 | 16 | 142 | 251 | 63 |
| MARCH | 148 | 24 | 172 | 300 | 61 |
| APRIL | 140 | 20 | 160 | 256 | 63 |
| MAY | 138 | 16 | 154 | 313 | 67 |
| JUNE | 152 | 30 | 182 | 337 | 63 |
| JULY | 129 | 23 | 152 | 380 | 73 |
| AUGUST | 111 | 16 | 127 | 237 | 67 |
| SEPTEMBER | 152 | 12 | 164 | 476 | 73 |
| OCTOBER | 155 | 16 | 171 | 325 | 65 |
| NOVEMBER | 165 | 23 | 188 | 351 | 64 |
| DECEMBER | 167 | 22 | 189 | 315 | 62 |
| ----- | | | | | |
| 1989 | | | | | |
| JANUARY | 146 | 23 | 169 | 295 | 65 |
| FEBRUARY | 146 | 20 | 166 | 234 | 59 |
| MARCH | 142 | 30 | 172 | 238 | 57 |
| APRIL | 120 | 30 | 150 | 237 | 63 |
| MAY | 122 | 28 | 150 | 233 | 61 |
| JUNE | 127 | 35 | 162 | 349 | 68 |
| JULY | 135 | 126 | 261 | 558 | 64 |
| AUGUST | 166 | 120 | 286 | 329 | 52 |
| SEPTEMBER | 132 | 175 | 307 | 462 | 59 |
| OCTOBER | 149 | 178 | 327 | 408 | 54 |
| NOVEMBER | 155 | 160 | 315 | 399 | 57 |
| DECEMBER | | | | | |
| ----- | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

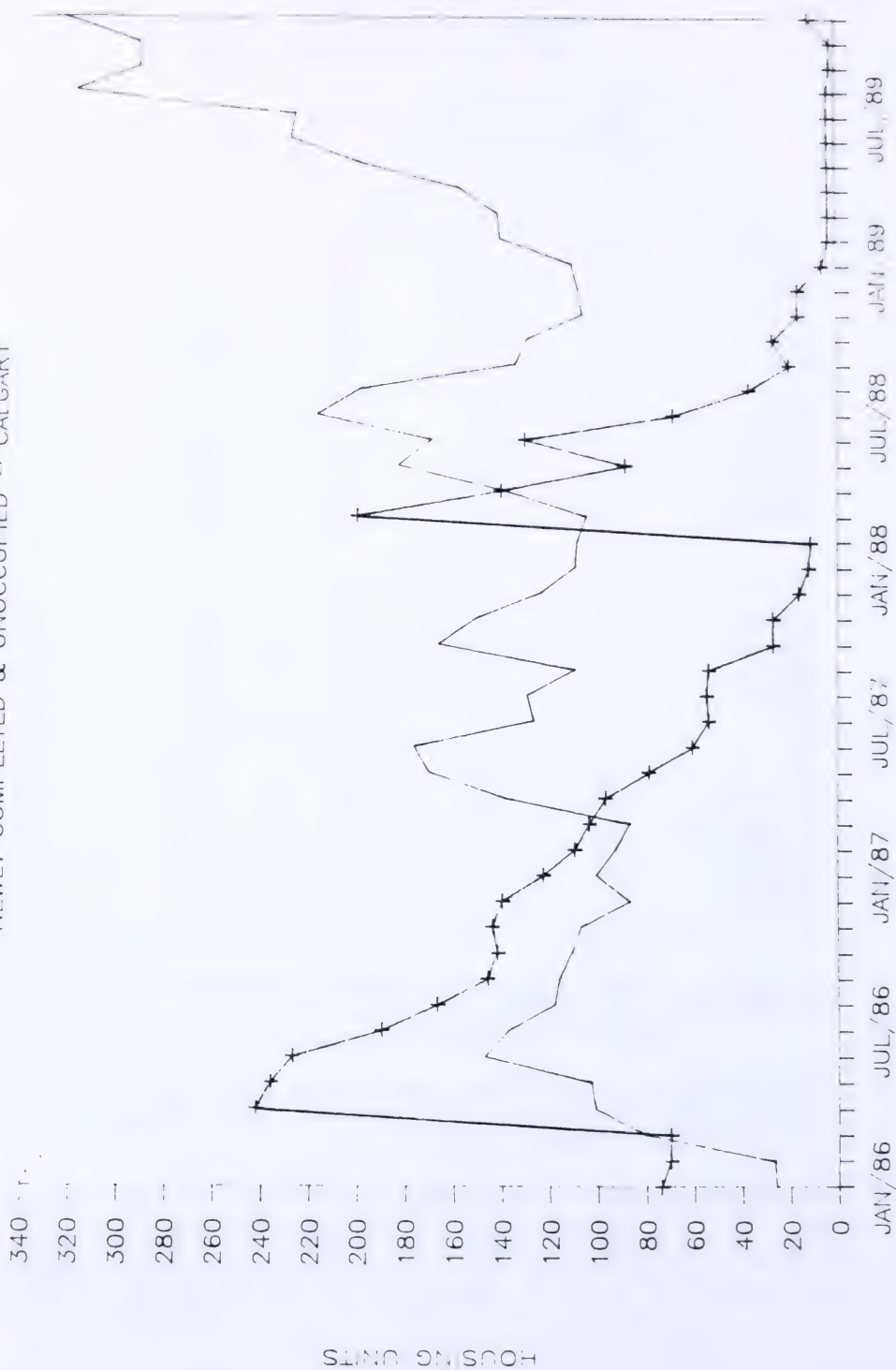
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED -- CALGARY



SINGLES & DUPL.

APARTS. & R.HOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLEXES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| ----- | | | | | |
| 1988 | | | | | |
| JANUARY | 110 | 12 | 122 | 202 | 64 |
| FEBRUARY | 109 | 11 | 120 | 308 | 72 |
| MARCH | 105 | 201 | 306 | 474 | 48 |
| APRIL | 139 | 141 | 280 | 418 | 61 |
| MAY | 184 | 89 | 273 | 241 | 48 |
| JUNE | 170 | 131 | 301 | 355 | 52 |
| JULY | 218 | 69 | 287 | 378 | 58 |
| AUGUST | 200 | 37 | 237 | 189 | 50 |
| SEPTEMBER | 135 | 20 | 155 | 399 | 76 |
| OCTOBER | 130 | 27 | 157 | 336 | 68 |
| NOVEMBER | 107 | 16 | 123 | 492 | 81 |
| DECEMBER | 109 | 16 | 125 | 331 | 72 |
| ----- | | | | | |
| 1989 | | | | | |
| JANUARY | 112 | 6 | 118 | 206 | 64 |
| FEBRUARY | 142 | 3 | 145 | 285 | 64 |
| MARCH | 143 | 3 | 146 | 198 | 57 |
| APRIL | 159 | 3 | 162 | 491 | 75 |
| MAY | 201 | 3 | 204 | 407 | 64 |
| JUNE | 230 | 3 | 233 | 462 | 65 |
| JULY | 228 | 3 | 231 | 687 | 75 |
| AUGUST | 321 | 3 | 324 | 468 | 54 |
| SEPTEMBER | 294 | 2 | 296 | 449 | 62 |
| OCTOBER | 295 | 2 | 297 | 408 | 58 |
| NOVEMBER | 326 | 11 | 337 | 619 | 63 |
| DECEMBER | | | | | |
| ----- | | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

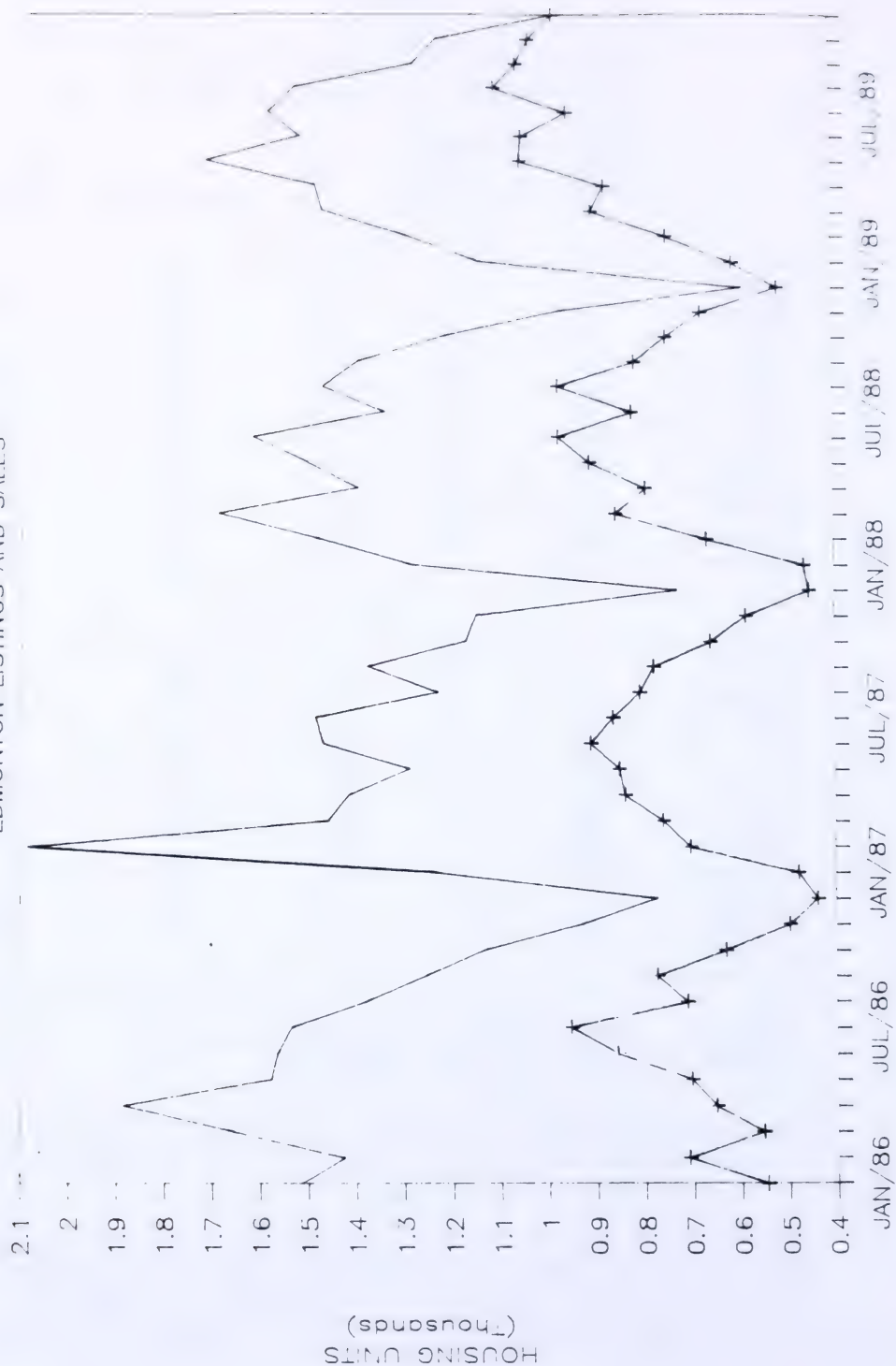


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE
EDMONTON

| 1988 | | | | |
|-----------|----------|-------|----------------------------------|-----------------------------|
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1288 | 463 | .36 | 77982 |
| FEBRUARY | 1478 | 667 | .45 | 76385 |
| MARCH | 1688 | 858 | .51 | 78935 |
| APRIL | 1397 | 795 | .57 | 82004 |
| MAY | 1502 | 913 | .61 | 81285 |
| JUNE | 1616 | 978 | .61 | 85636 |
| JULY | 1343 | 824 | .61 | 85372 |
| AUGUST | 1472 | 979 | .67 | 83181 |
| SEPTEMBER | 1398 | 818 | .59 | 82881 |
| OCTOBER | 1218 | 751 | .62 | 82043 |
| NOVEMBER | 978 | 678 | .69 | 85120 |
| DECEMBER | 590 | 515 | .87 | 81271 |
| 1989 | | | | |
| JANUARY | 1150 | 610 | .53 | 82311 |
| FEBRUARY | 1297 | 750 | .58 | 84760 |
| MARCH | 1474 | 908 | .62 | 87552 |
| APRIL | 1491 | 880 | .59 | 86301 |
| MAY | 1719 | 1058 | .62 | 90502 |
| JUNE | 1522 | 1054 | .69 | 91281 |
| JULY | 1588 | 959 | .60 | 88422 |
| AUGUST | 1534 | 1112 | .72 | 89646 |
| SEPTEMBER | 1284 | 1066 | .83 | 89596 |
| OCTOBER | 1235 | 1038 | .84 | 90187 |
| NOVEMBER | 990 | 988 | .99 | 91121 |
| DECEMBER | | | | |

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 11

CALGARY LISTINGS AND SALES

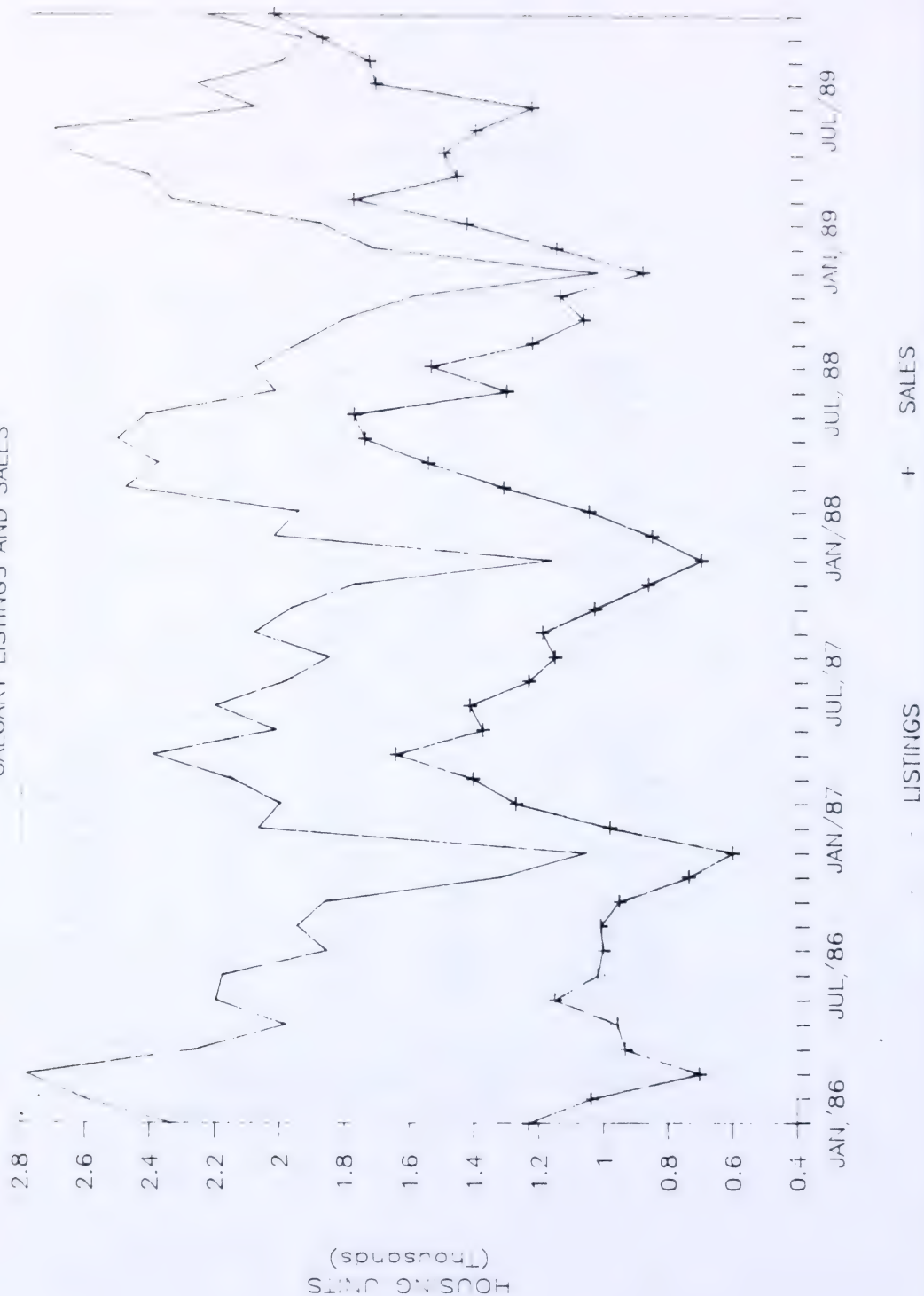


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE
CALGARY

| 1988 | | | | |
|-----------|----------|-------|----------------------------------|-----------------------------|
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1945 | 841 | .43 | 90623 |
| FEBRUARY | 1945 | 1038 | .53 | 91213 |
| MARCH | 2485 | 1305 | .53 | 96389 |
| APRIL | 2384 | 1541 | .65 | 98765 |
| MAY | 2512 | 1740 | .69 | 99368 |
| JUNE | 2422 | 1774 | .73 | 101695 |
| JULY | 2019 | 1295 | .64 | 104129 |
| AUGUST | 2083 | 1532 | .74 | 99602 |
| SEPTEMBER | 1941 | 1214 | .63 | 101425 |
| OCTOBER | 1803 | 1054 | .58 | 100538 |
| NOVEMBER | 1582 | 1127 | .71 | 103471 |
| DECEMBER | 1010 | 866 | .86 | 101210 |
| 1989 | | | | |
| JANUARY | 1721 | 1138 | .66 | 99141 |
| FEBRUARY | 1880 | 1421 | .76 | 106355 |
| MARCH | 2349 | 1778 | .76 | 109406 |
| APRIL | 2423 | 1453 | .60 | 112019 |
| MAY | 2666 | 1494 | .56 | 111169 |
| JUNE | 2722 | 1393 | .51 | 110751 |
| JULY | 2092 | 1213 | .58 | 109485 |
| AUGUST | 2274 | 1709 | .75 | 110373 |
| SEPTEMBER | 2004 | 1731 | .86 | 107511 |
| OCTOBER | 1943 | 1879 | .97 | 113439 |
| NOVEMBER | 2241 | 2032 | .91 | 120228 |
| DECEMBER | | | | |

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

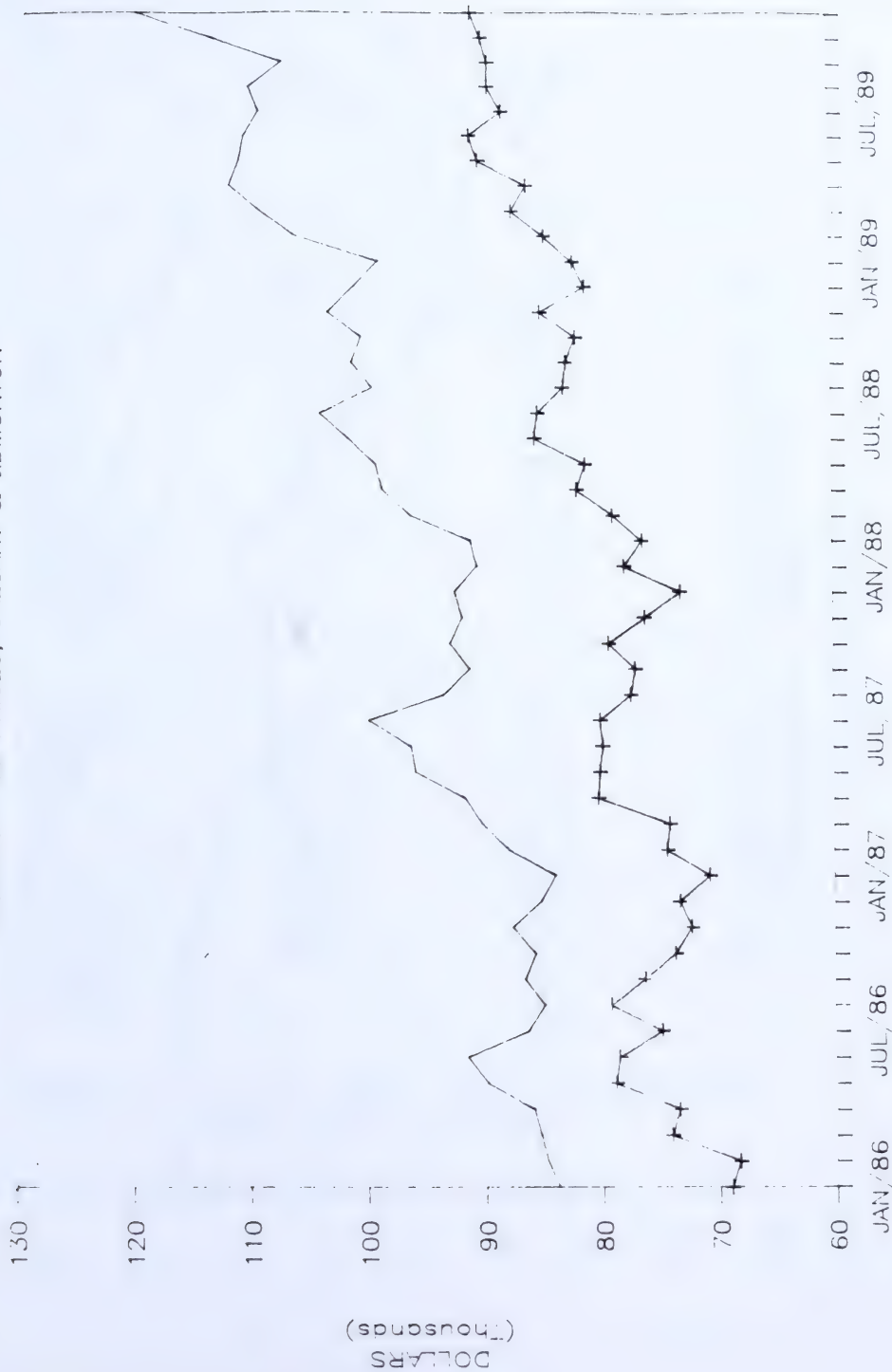


FIGURE 13
NEW HOUSE PRICE INDEX, CALGARY

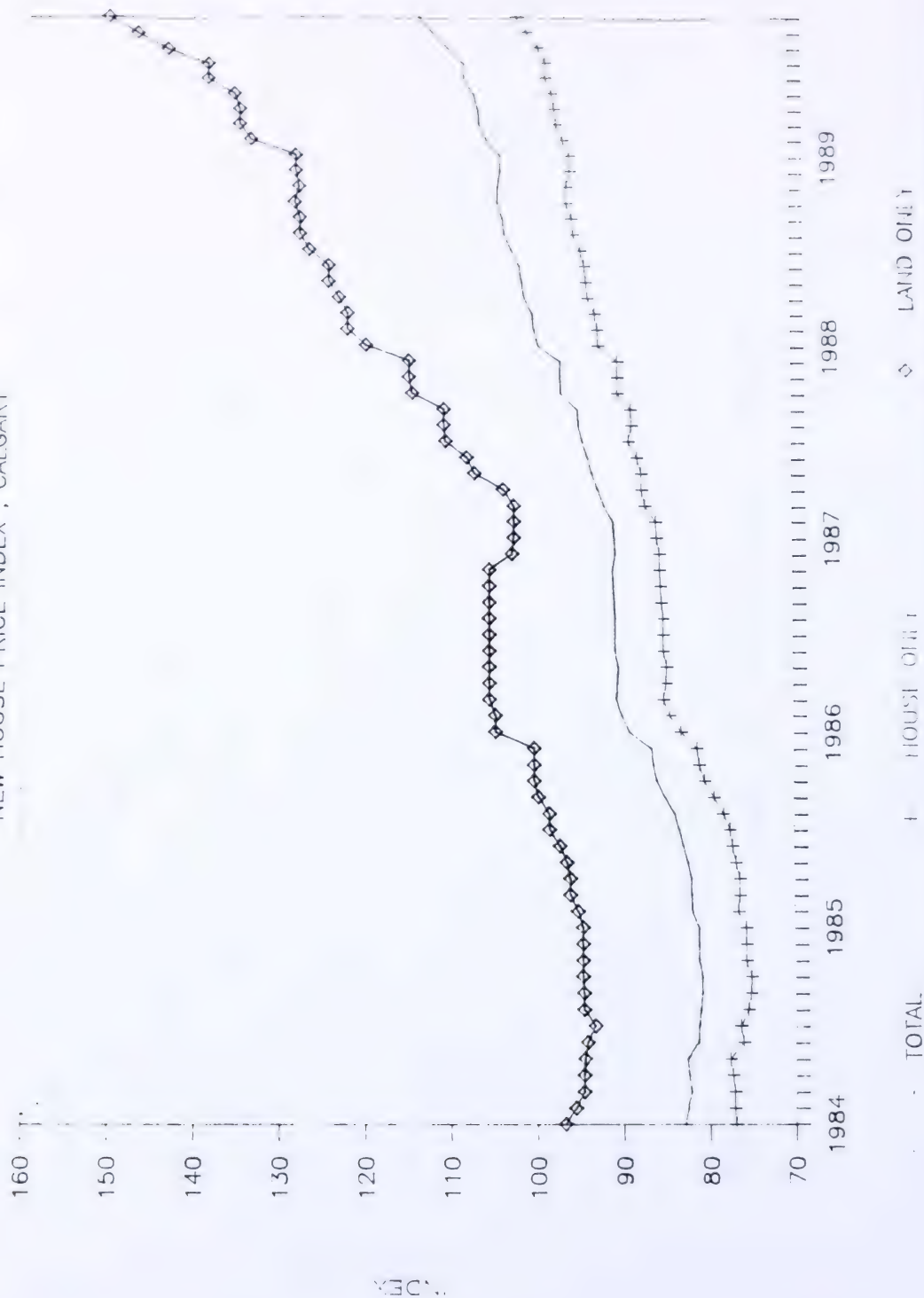


TABLE 15
NEW HOUSING PRICE INDEXES*
1981 = 100

CALGARY

| ----- 1988 ----- | | | |
|------------------------|-------|-------|-------|
| | HOUSE | LAND | TOTAL |
| JANUARY | 92.7 | 120.0 | 99.8 |
| FEBRUARY | 92.8 | 122.2 | 100.3 |
| MARCH | 93.1 | 122.2 | 100.5 |
| APRIL | 93.9 | 123.2 | 101.4 |
| MAY | 94.1 | 124.4 | 101.7 |
| JUNE | 94.3 | 124.4 | 102.0 |
| JULY | 94.8 | 126.7 | 102.9 |
| AUGUST | 95.6 | 127.8 | 103.8 |
| SEPTEMBER | 95.8 | 127.8 | 104.0 |
| OCTOBER | 96.4 | 128.4 | 104.6 |
| NOVEMBER | 96.4 | 127.9 | 104.5 |
| DECEMBER | 96.0 | 128.3 | 104.2 |
| ----- 1989 ----- | | | |
| JANUARY | 96.0 | 128.3 | 104.2 |
| FEBRUARY | 96.8 | 133.6 | 105.8 |
| MARCH | 97.6 | 134.9 | 106.7 |
| APRIL | 97.8 | 134.9 | 106.8 |
| MAY | 98.1 | 135.6 | 107.3 |
| JUNE | 98.8 | 138.7 | 108.5 |
| JULY | 98.8 | 138.7 | 108.5 |
| AUGUST | 99.7 | 143.5 | 110.3 |
| SEPTEMBER | 101.0 | 147.1 | 112.1 |
| OCTOBER | 102.2 | 150.5 | 113.7 |
| NOVEMBER | | | |
| DECEMBER | | | |
| ----- | | | |

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICES STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* THE LAST FIGURE IS THE LATEST AVAILABLE

FIGURE 14

NEW HOUSE PRICE INDEX, EDMONTON

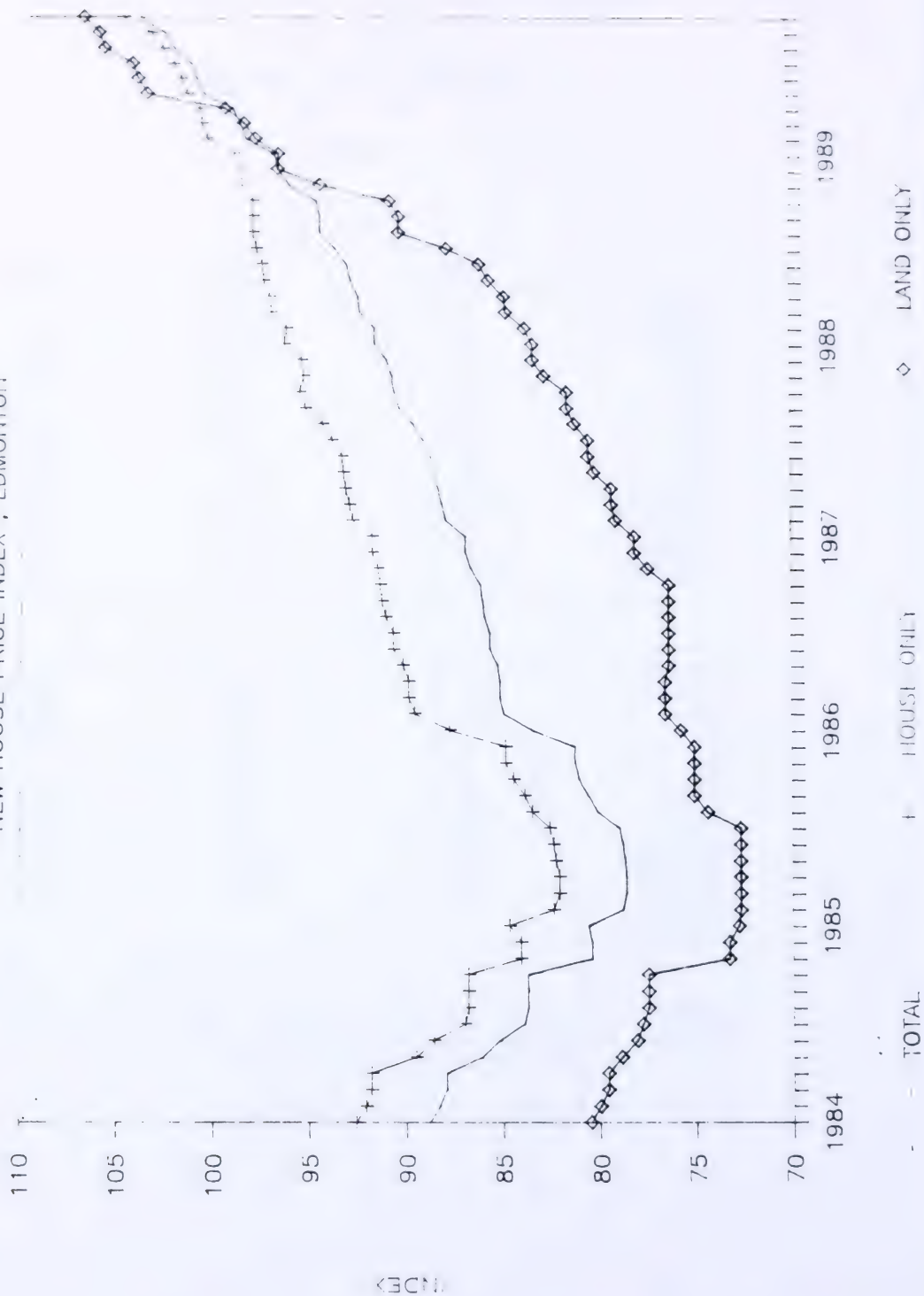


TABLE 16
NEW HOUSING PRICE INDEXES*
1981 = 100

EDMONTON

| ----- 1988 ----- | | | |
|------------------------|-------|-------|-------|
| | HOUSE | LAND | TOTAL |
| JANUARY | 96.4 | 83.5 | 91.7 |
| FEBRUARY | 96.3 | 83.9 | 91.7 |
| MARCH | 97.1 | 84.9 | 92.5 |
| APRIL | 97.2 | 85.0 | 92.6 |
| MAY | 97.5 | 85.8 | 93.0 |
| JUNE | 97.6 | 86.3 | 93.2 |
| JULY | 97.9 | 88.0 | 93.8 |
| AUGUST | 98.1 | 90.5 | 94.6 |
| SEPTEMBER | 98.1 | 90.5 | 94.6 |
| OCTOBER | 98.1 | 91.0 | 94.8 |
| NOVEMBER | 98.7 | 94.6 | 96.2 |
| DECEMBER | 98.8 | 96.8 | 96.8 |
| ----- 1989 ----- | | | |
| JANUARY | 99.1 | 96.8 | 97.0 |
| FEBRUARY | 100.5 | 98.0 | 98.5 |
| MARCH | 100.8 | 98.6 | 98.8 |
| APRIL | 100.9 | 99.6 | 99.2 |
| MAY | 101.6 | 103.7 | 100.7 |
| JUNE | 101.9 | 104.2 | 101.1 |
| JULY | 102.3 | 104.5 | 101.4 |
| AUGUST | 102.9 | 106.0 | 102.3 |
| SEPTEMBER | 103.5 | 106.3 | 102.8 |
| OCTOBER | 105.0 | 107.1 | 104.1 |
| NOVEMBER | | | |
| DECEMBER | | | |
| ----- | | | |

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICES STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* THE LAST FIGURE IS THE LATEST AVAILABLE

CANADA

FEB 12 1990

RESIDENTIAL CONSTRUCTION IN ALBERTA

DECEMBER 1989

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION
IN ALBERTA
DECEMBER, 1989

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

ISSN 0823-3047
12/89 (250)

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* * * *

| | |
|--|----|
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HIGHLIGHTS

Alberta

- In the fourth quarter, housing starts rose by 32% to 4,243 units from 3,207 in 1988, bringing the total starts for the year 1989 to 14,712 units, 30% greater than those of 1988 (11,360).

Urban Alberta

- Housing starts for urban Alberta increased from the previous year to 986 units, up 37% from 722 units in December 1988.
- Total starts for the year 1989 showed an impressive 34% increase to 12,345 units compared to 9,212 for 1988. This is the highest level since 1983.
- Housing under construction in December rose to 5,445 units, a 45% increase over the same period last year.

Calgary

- Calgary's housing starts decreased by 34% from November starts; however the 470 units started in December are still 51% higher than last year's (311 units).
- Total starts to date rose by 64% to 6,228 units from 1988 figure of 3,800. Multiples jumped by 101%, while singles increased by 59%.
- Housing under construction continued to trend upward to 2,866 in December. Inventory of newly completed and unoccupied housing also increased to 374 units while the rate of absorption slid to 44% compared to 63% in November.

- In the resale housing market, 1,280 residential properties were sold during the month. Although this level was a 33% decline from November 1989 (resale market decline is normal for this time of year), it was still 48% above the December 1988 level. Total sales for 1989 reached a record level of 18,397 units, 20% ahead of 1988.
- December's average selling price of \$126,027 was an increase of 25% over December 1988. This brought the yearly average selling price to \$111,325 compared to \$99,036 for 1988, up 12%. The new housing price index showed a sharp one-month increase in November of 1.8% to 115.7.

Edmonton

- Edmonton's December starts jumped by 42% over the previous year to 407 units.
- Total starts for 1989 also rose to 4,817 units from 4,133 for 1988, up 17%. This marks the fifth consecutive year that a year-to-year increase has been recorded.
- Units under construction, however, fell to 2,189 in December. The newly completed and unoccupied housing also decreased marginally to 308 units due to a slight increase in the rate of absorption.
- The resale housing market remained fairly strong in December. Sales (739) last month were 43% higher than in December 1988, boosting the 1989 sales to a record level of 11,162 units, up 21% over 1988.
- The average selling price increased to \$93,091 in December, the highest level for the year. The new housing price index continued to trend strongly upward to 105.3, a jump of 9.5% over December 1988.

TABLE 1

DEC-89

HOUSING STARTS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|---------------------------|---------|------|-----|-----|-------|--|
| CALGARY | 400 | 38 | 24 | 8 | 470 | 51 |
| CAMROSE | 6 | 0 | 0 | 0 | 6 | 200 |
| EDMONTON M.A. | 341 | 14 | 52 | 0 | 407 | 42 |
| FORT MCMURRAY | 0 | 0 | 0 | 0 | 0 | -100 |
| GRANDE PRAIRIE | 8 | 0 | 0 | 0 | 8 | -27 |
| LETHBRIDGE | 38 | 0 | 12 | 0 | 50 | -4 |
| LLOYDMINSTER (ALTA. PART) | 2 | 0 | 0 | 0 | 2 | -75 |
| MEDICINE HAT | 15 | 0 | 0 | 0 | 15 | 50 |
| RED DEER | 18 | 6 | 0 | 0 | 24 | -4 |
| WETASKIWIN | 2 | 0 | 0 | 0 | 2 | -33 |
| OTHER CENTRES ** | 2 | 0 | 0 | 0 | 2 | -80 |
| TOTAL | 832 | 58 | 88 | 8 | 986 | 37 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

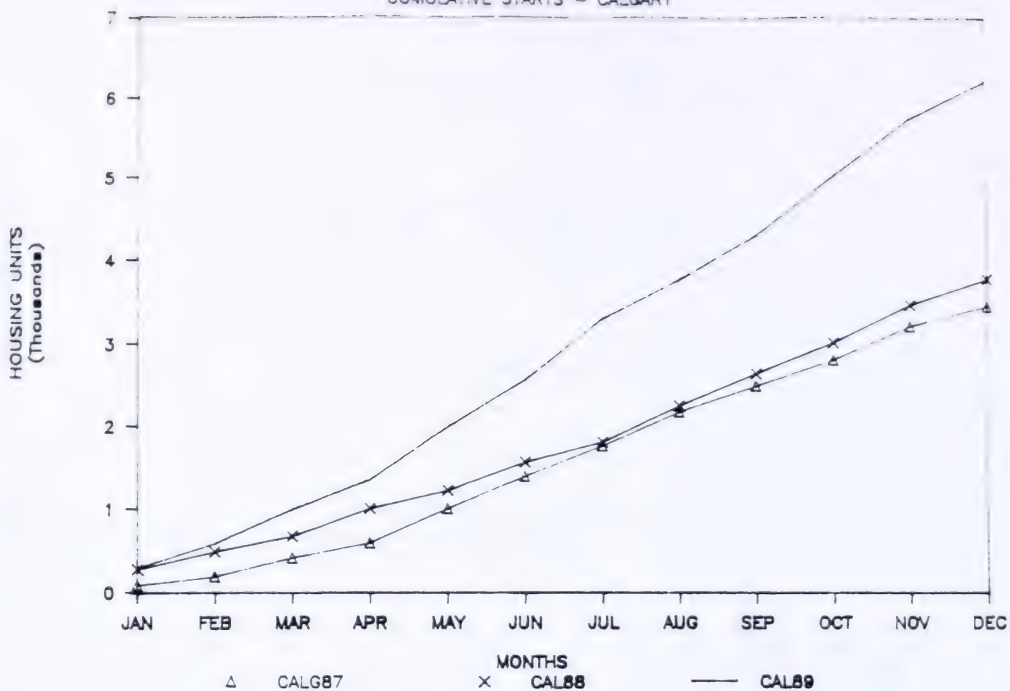


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

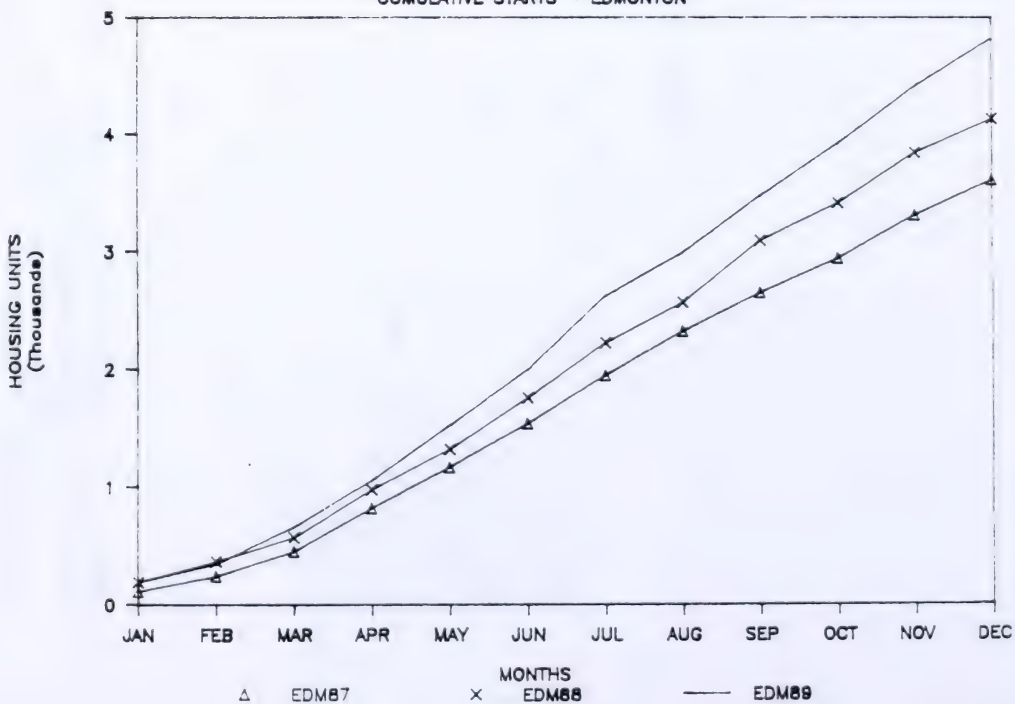


TABLE 2

DEC-89

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

| CITY | SINGLES | | SEMS | | ROW | | APT | | TOTAL | PERCENT CHANGE IN TOTAL STARTS |
|--------------------------|---------|-------|------|------|------|------|------|------|-------|--------------------------------------|
| | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 | 1988 | 1989 |
| CALGARY | 3327 | 5278 | 336 | 206 | 122 | 435 | 15 | 309 | 3800 | 6228 |
| CAMROSE | 20 | 38 | 0 | 0 | 8 | 16 | 0 | 20 | 28 | 74 |
| EDMONTON M.A. | 3469 | 3931 | 162 | 208 | 193 | 359 | 309 | 319 | 4133 | 4817 |
| FORT MCMURRAY | 38 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 38 | 10 |
| GRANDE PRAIRIE | 141 | 163 | 2 | 0 | 0 | 0 | 0 | 0 | 143 | 163 |
| LETHBRIDGE | 184 | 201 | 16 | 4 | 3 | 15 | 49 | 8 | 252 | 228 |
| LLOYDMINSTER(ALTA. PART) | 59 | 26 | 2 | 2 | 0 | 0 | 0 | 0 | 61 | 28 |
| MEDICINE HAT | 137 | 191 | 6 | 6 | 18 | 0 | 7 | 42 | 168 | 239 |
| RED DEER | 179 | 265 | 52 | 34 | 171 | 68 | 24 | 35 | 426 | 402 |
| WETASKIWIN | 38 | 48 | 2 | 2 | 6 | 0 | 0 | 0 | 46 | 50 |
| OTHER CENTRES ** | 111 | 102 | 2 | 4 | 4 | 0 | 0 | 0 | 117 | 106 |
| TOTAL | 7703 | 10253 | 580 | 466 | 525 | 893 | 404 | 733 | 9212 | 12345 |
| PERCENT CHANGE BY TYPE | 33 | | -20 | | 70 | | 81 | | 34 | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

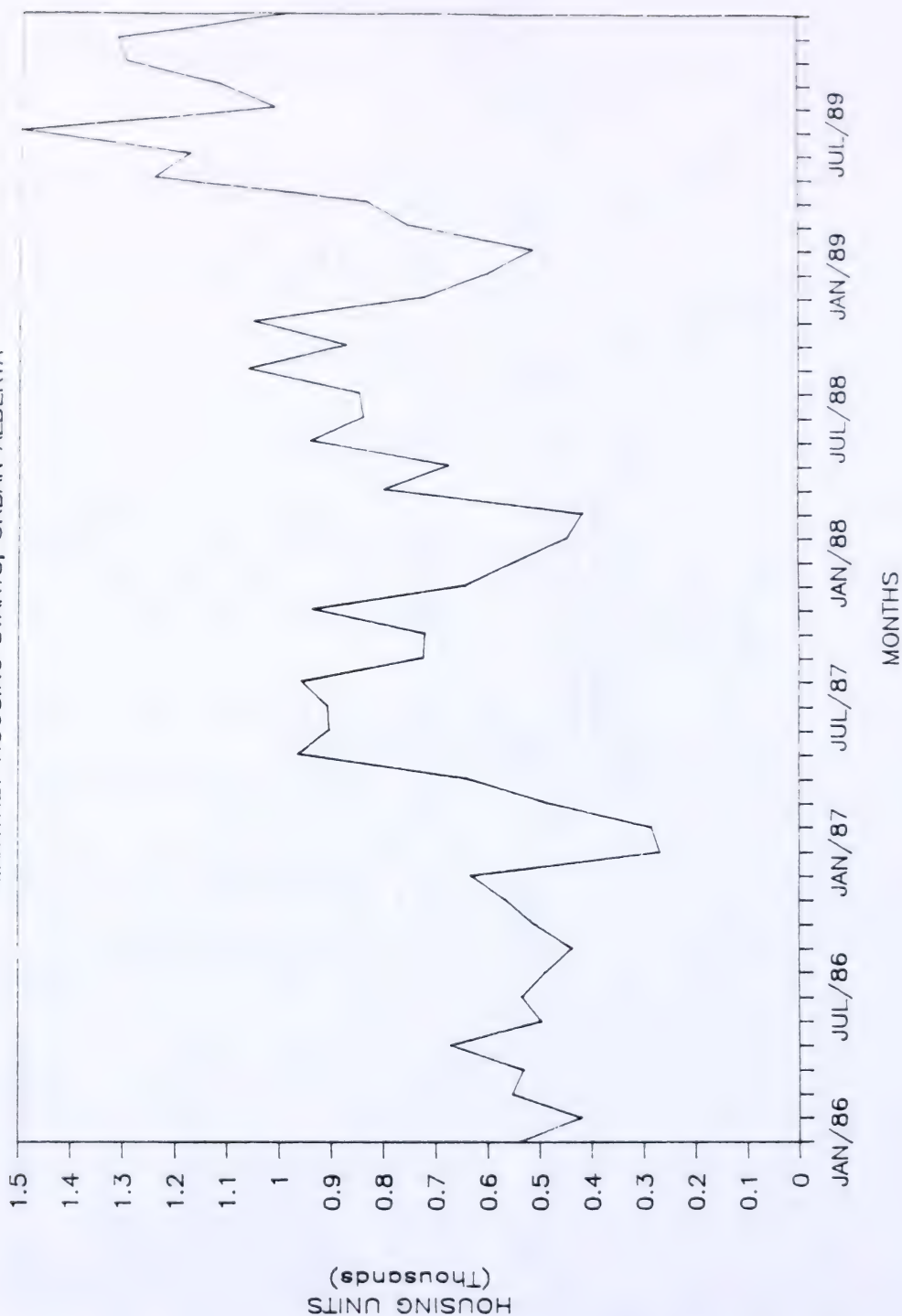


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1988-1989

| | 1988 | 1989 | PERCENT CHANGE |
|-----------|------|-------|----------------|
| JANUARY | 547 | 600 | 10 |
| FEBRUARY | 447 | 513 | 15 |
| MARCH | 416 | 755 | 81 |
| APRIL | 799 | 834 | 4 |
| MAY | 675 | 1242 | 84 |
| JUNE | 940 | 1174 | 25 |
| JULY | 838 | 1498 | 79 |
| AUGUST | 847 | 1011 | 19 |
| SEPTEMBER | 1060 | 1117 | 5 |
| OCTOBER | 871 | 1299 | 49 |
| NOVEMBER | 1050 | 1316 | 25 |
| DECEMBER | 722 | 986 | 37 |
| TOTAL | 9212 | 12345 | 34 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

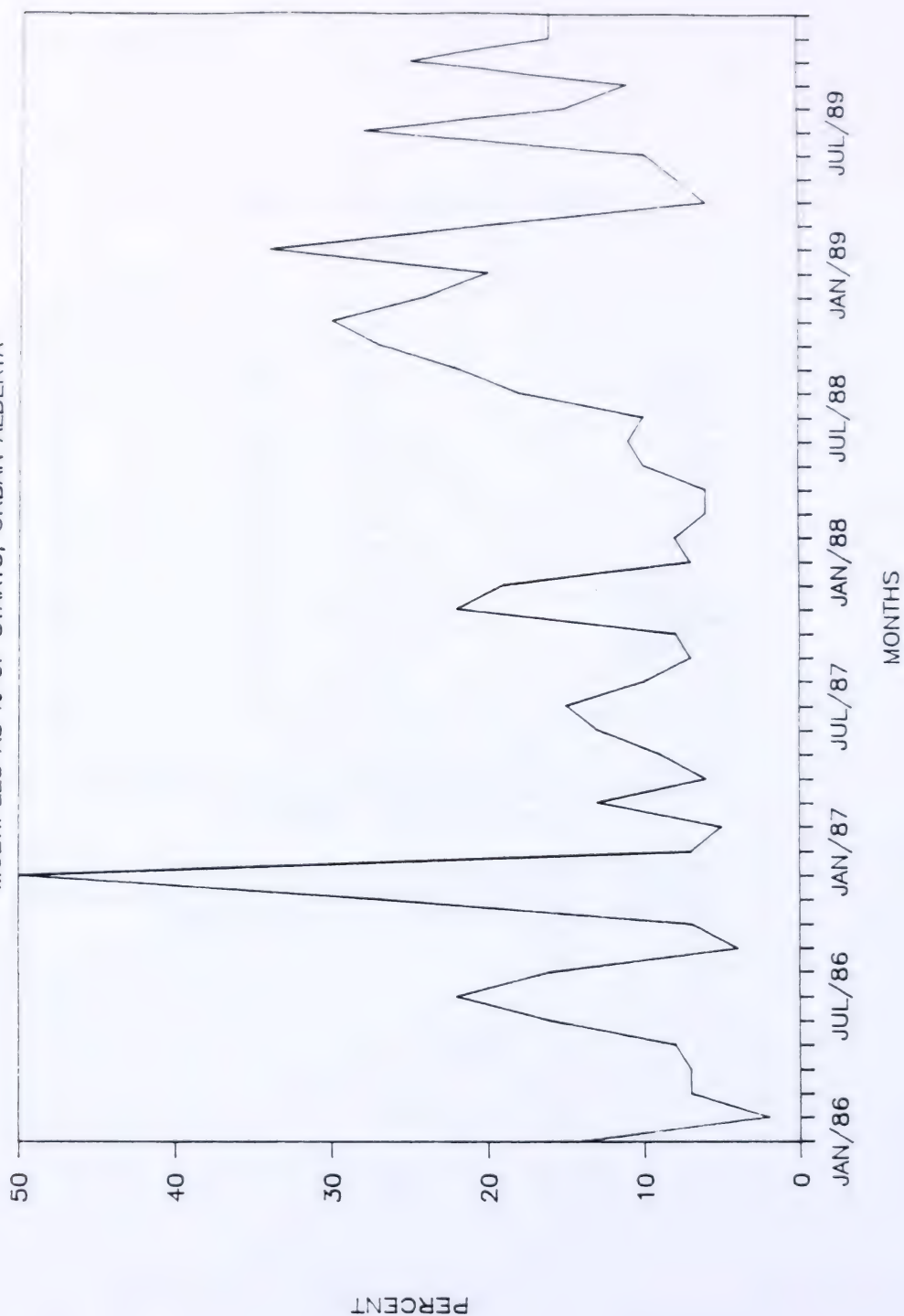


TABLE 4
SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

| 1988-1989 | | | | |
|-----------|-------|---------|-------|-----------------------------------|
| 1988 | | | | |
| | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL |
| JANUARY | 547 | 508 | 39 | 7 |
| FEBRUARY | 447 | 413 | 34 | 8 |
| MARCH | 416 | 390 | 26 | 6 |
| APRIL | 799 | 754 | 45 | 6 |
| MAY | 675 | 610 | 65 | 10 |
| JUNE | 940 | 835 | 105 | 11 |
| JULY | 838 | 753 | 85 | 10 |
| AUGUST | 847 | 694 | 153 | 18 |
| SEPTEMBER | 1060 | 826 | 234 | 22 |
| OCTOBER | 871 | 633 | 238 | 27 |
| NOVEMBER | 1050 | 740 | 310 | 30 |
| DECEMBER | 722 | 547 | 175 | 24 |
| TOTAL | 9212 | 7703 | 1509 | 16 |
| 1989 | | | | |
| JANUARY | 600 | 478 | 122 | 20 |
| FEBRUARY | 513 | 340 | 173 | 34 |
| MARCH | 755 | 606 | 149 | 20 |
| APRIL | 834 | 780 | 54 | 6 |
| MAY | 1242 | 1143 | 99 | 8 |
| JUNE | 1174 | 1055 | 119 | 10 |
| JULY | 1498 | 1080 | 418 | 28 |
| AUGUST | 1011 | 856 | 155 | 15 |
| SEPTEMBER | 1117 | 999 | 118 | 11 |
| OCTOBER | 1299 | 974 | 325 | 25 |
| NOVEMBER | 1316 | 1110 | 206 | 16 |
| DECEMBER | 986 | 832 | 154 | 16 |
| TOTAL | 12345 | 10253 | 2092 | 17 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

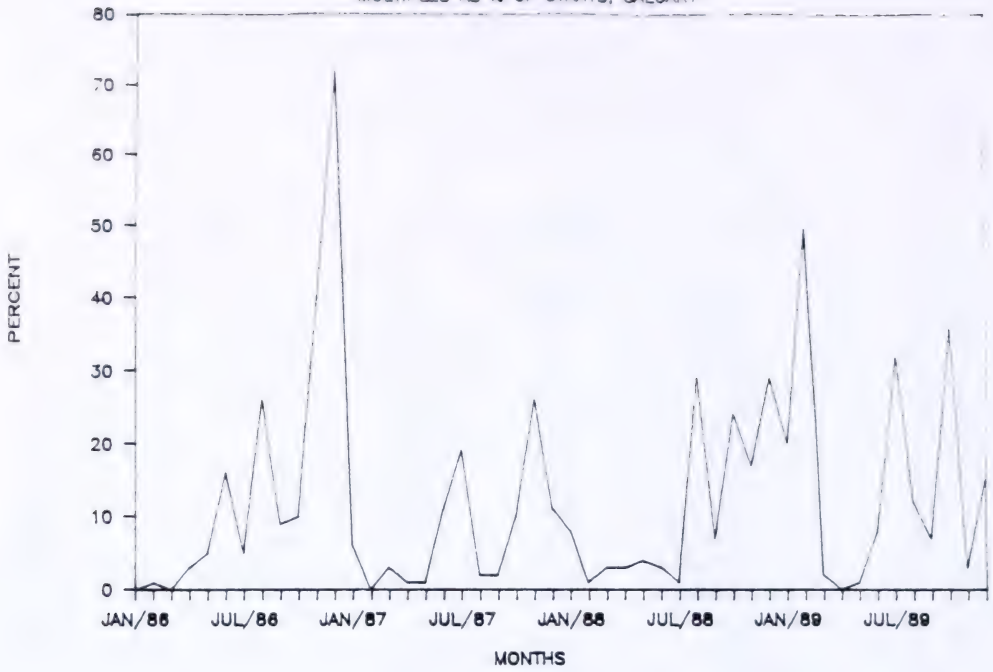


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

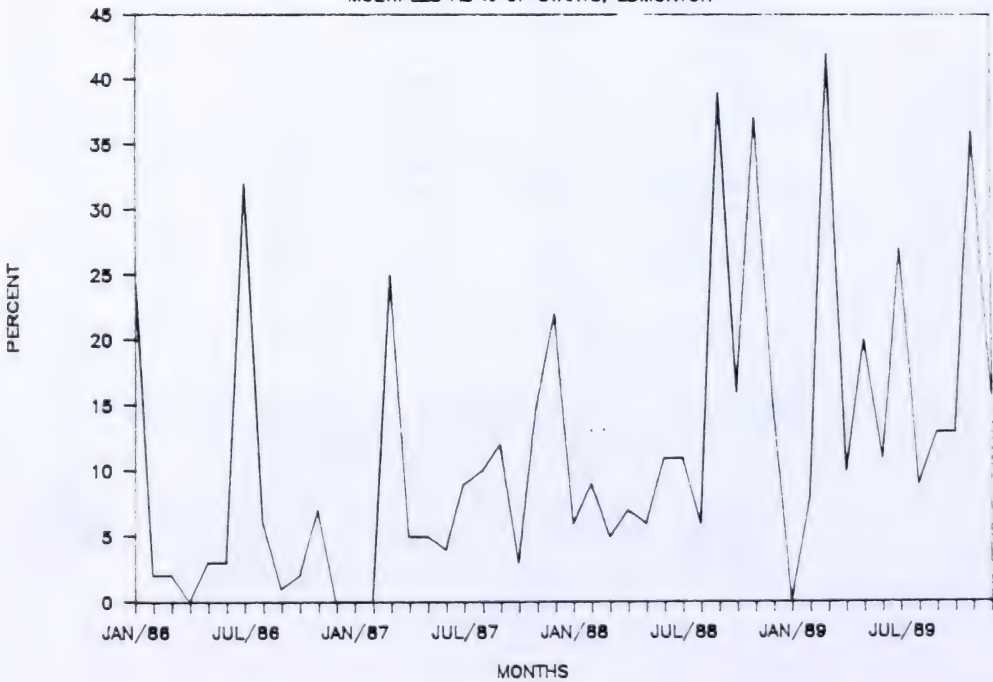


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

| 1988 | | | | | | | EDMONTON (METRO) | | | | | | |
|-----------|---------|-------|-----------------------------|----|-----------|---------|------------------|---------|-------|-----------------------------|--|--|--|
| CALGARY | | | | | | | | | | | | | |
| TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL | | TOTAL | SINGLES | TOTAL | SINGLES | MULTI | MULTI AS A PERCENT OF TOTAL | | | |
| JANUARY | 290 | 268 | 22 | 8 | JANUARY | 200 | 188 | 12 | 6 | | | | |
| FEBRUARY | 214 | 212 | 2 | 1 | FEBRUARY | 174 | 159 | 15 | 9 | | | | |
| MARCH | 183 | 177 | 6 | 3 | MARCH | 201 | 190 | 11 | 5 | | | | |
| APRIL | 334 | 325 | 9 | 3 | APRIL | 409 | 379 | 30 | 7 | | | | |
| MAY | 217 | 209 | 8 | 4 | MAY | 342 | 320 | 22 | 6 | | | | |
| JUNE | 343 | 332 | 11 | 3 | JUNE | 437 | 389 | 48 | 11 | | | | |
| JULY | 241 | 239 | 2 | 1 | JULY | 466 | 415 | 51 | 11 | | | | |
| AUGUST | 439 | 313 | 126 | 29 | AUGUST | 343 | 322 | 21 | 6 | | | | |
| SEPTEMBER | 396 | 368 | 28 | 7 | SEPTEMBER | 527 | 323 | 204 | 39 | | | | |
| OCTOBER | 377 | 285 | 92 | 24 | OCTOBER | 320 | 270 | 50 | 16 | | | | |
| NOVEMBER | 455 | 377 | 78 | 17 | NOVEMBER | 427 | 271 | 156 | 37 | | | | |
| DECEMBER | 311 | 222 | 89 | 29 | DECEMBER | 287 | 243 | 44 | 15 | | | | |
| TOTAL | 3800 | 3327 | 473 | 12 | TOTAL | 4133 | 3469 | 664 | 16 | | | | |
| | | | | | | | EDMONTON (METRO) | | | | | | |
| CALGARY | | | | | | | | | | | | | |
| JANUARY | 297 | 239 | 58 | 20 | JANUARY | 193 | 193 | 0 | 0 | | | | |
| FEBRUARY | 301 | 149 | 152 | 50 | FEBRUARY | 158 | 146 | 12 | 8 | | | | |
| MARCH | 407 | 397 | 10 | 2 | MARCH | 313 | 182 | 131 | 42 | | | | |
| APRIL | 358 | 358 | 0 | 0 | APRIL | 395 | 357 | 38 | 10 | | | | |
| MAY | 633 | 629 | 4 | 1 | MAY | 466 | 375 | 91 | 20 | | | | |
| JUNE | 572 | 528 | 44 | 8 | JUNE | 476 | 425 | 51 | 11 | | | | |
| JULY | 741 | 505 | 236 | 32 | JULY | 624 | 458 | 166 | 27 | | | | |
| AUGUST | 469 | 413 | 56 | 12 | AUGUST | 370 | 336 | 34 | 9 | | | | |
| SEPTEMBER | 543 | 503 | 40 | 7 | SEPTEMBER | 479 | 417 | 62 | 13 | | | | |
| OCTOBER | 727 | 467 | 260 | 36 | OCTOBER | 448 | 391 | 57 | 13 | | | | |
| NOVEMBER | 710 | 690 | 20 | 3 | NOVEMBER | 488 | 310 | 178 | 36 | | | | |
| DECEMBER | 470 | 400 | 70 | 15 | DECEMBER | 407 | 341 | 66 | 16 | | | | |
| TOTAL | 6228 | 5278 | 950 | 15 | TOTAL | 4817 | 3931 | 886 | 18 | | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

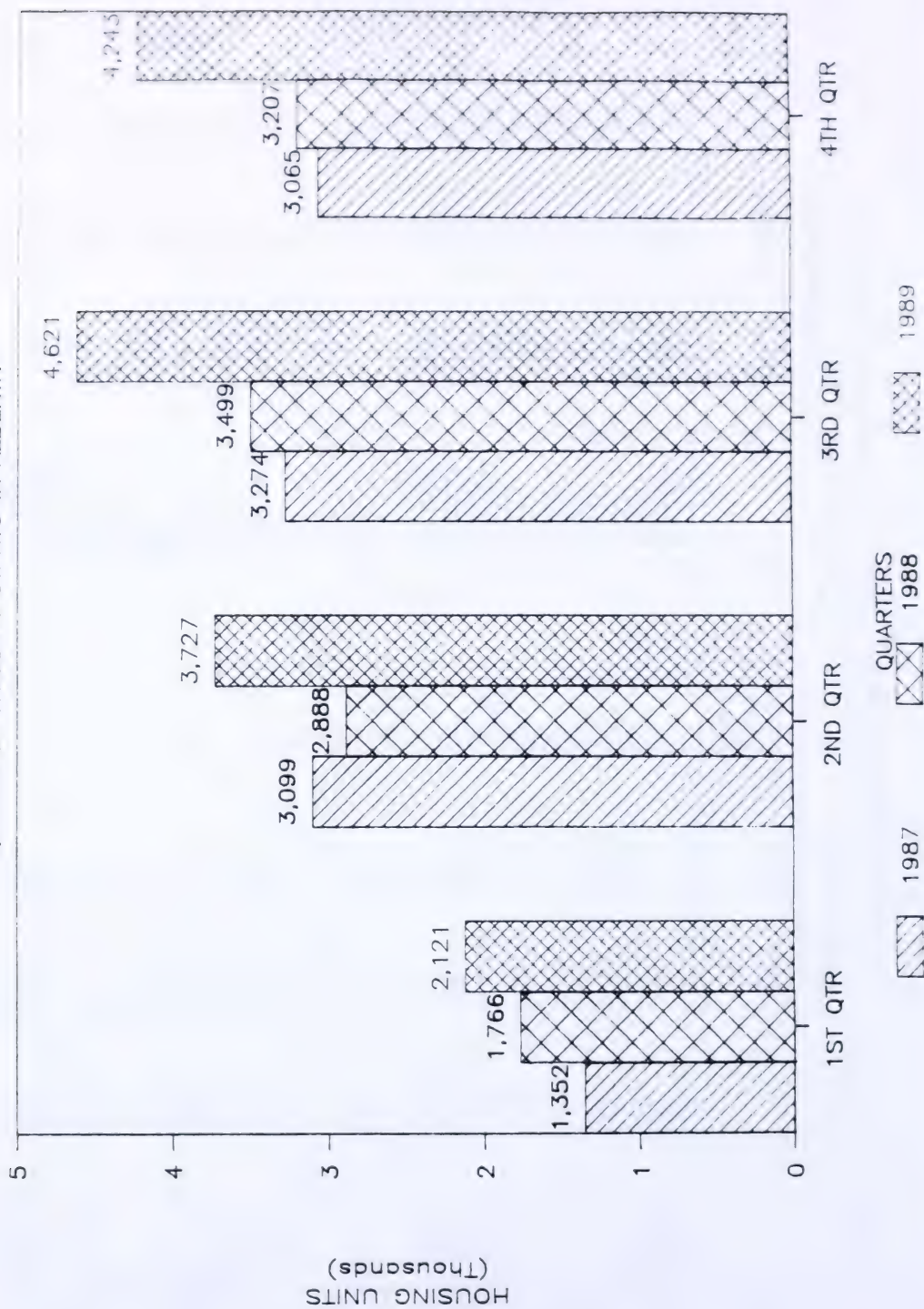


TABLE 6
 QUARTERLY HOUSING STARTS IN ALBERTA
 ALL AREAS

1988 - 1989

| | 1988 | 1989 | PERCENT CHANGE |
|----------------|-------|-------|-------------------|
| FIRST QUARTER | 1766 | 2121 | 20 |
| SECOND QUARTER | 2888 | 3727 | 29 |
| THIRD QUARTER | 3499 | 4621 | 32 |
| FOURTH QUARTER | 3207 | 4243 | 32 |
| | ---- | ---- | ---- |
| TOTAL | 11360 | 14712 | 30 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

TABLE 7

DEC-89

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMIS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|---------------------------|---------|-------|-----|-----|-------|--|
| CALGARY | 321 | 6 | 3 | 4 | 334 | 1 |
| CAMROSE | 2 | 0 | 0 | 0 | 2 | -67 |
| EDMONTON M.A. | 409 | 10 | 4 | 0 | 423 | 34 |
| FORT MCMURRAY | 0 | 0 | 0 | 0 | 0 | -100 |
| GRANDE PRAIRIE | 14 | 0 | 0 | 0 | 14 | 17 |
| LETHBRIDGE | 36 | 0 | 0 | 0 | 36 | 300 |
| LLOYDMINSTER (ALTA. PART) | 3 | 0 | 0 | 0 | 3 | -50 |
| MEDICINE HAT | 23 | 0 | 0 | 0 | 23 | 44 |
| RED DEER | 23 | 10 | 25 | 0 | 58 | 45 |
| WETASKIWIN | 5 | 0 | 0 | 0 | 5 | -38 |
| OTHER CENTRES ** | 11 | 0 | 0 | 0 | 11 | 38 |
| TOTAL | 847 | 26 | 32 | 4 | 909 | 20 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

DEC-89

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

| CITY | SINGLES | SEMS | ROW | APT | TOTAL | PERCENT CHANGE OVER SAME MTH LAST YEAR |
|--------------------------|---------|------|-----|-----|-------|--|
| CALGARY | 2033 | 292 | 240 | 301 | 2866 | 70 |
| CAMROSE | 13 | 0 | 12 | 0 | 25 | 108 |
| EDMONTON M.A. | 1546 | 104 | 223 | 316 | 2189 | 42 |
| FORT MCMURRAY | 3 | 0 | 0 | 0 | 3 | -73 |
| GRANDE PRAIRIE | 43 | 0 | 0 | 0 | 43 | -7 |
| LETHBRIDGE | 76 | 0 | 12 | 8 | 96 | -28 |
| LLOYDMINSTER(ALTA. PART) | 4 | 0 | 0 | 0 | 4 | -87 |
| MEDICINE HAT | 64 | 2 | 0 | 0 | 66 | 16 |
| RED DEER | 89 | 16 | 0 | 0 | 105 | -41 |
| WETASKIWIN | 14 | 2 | 0 | 0 | 16 | 167 |
| OTHER CENTRES ** | 32 | 0 | 0 | 0 | 32 | -42 |
| TOTAL | 3917 | 416 | 487 | 625 | 5445 | 45 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

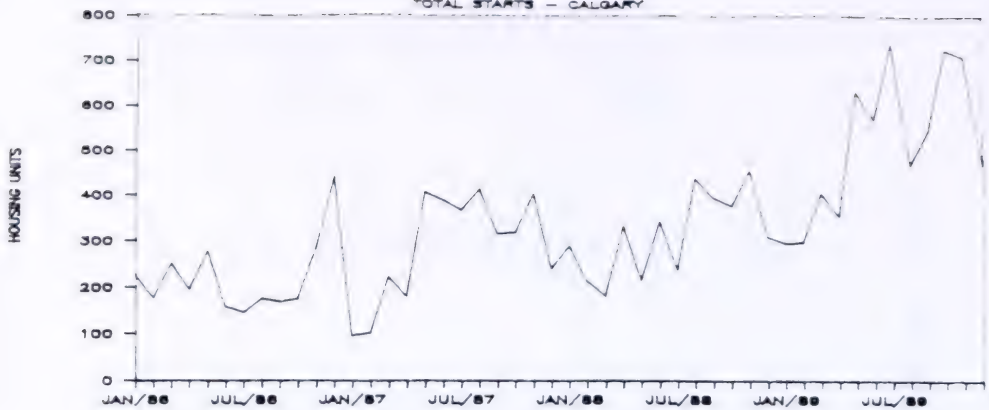


FIGURE 6B
COMPLETIONS - CALGARY

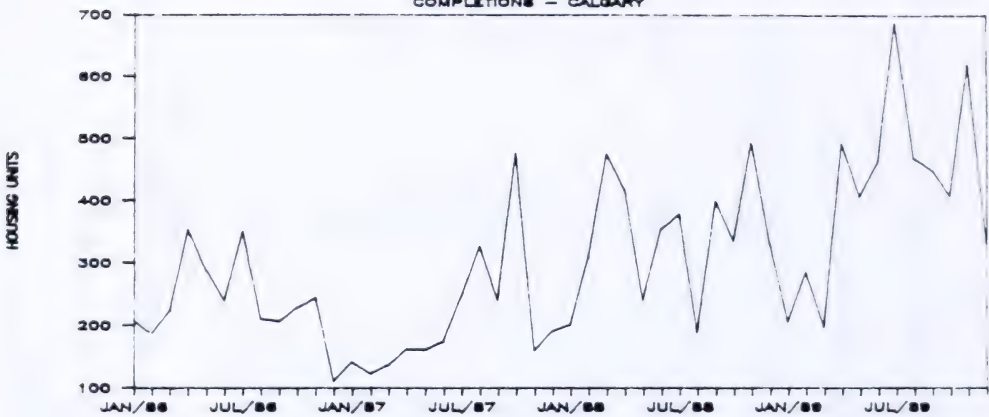


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

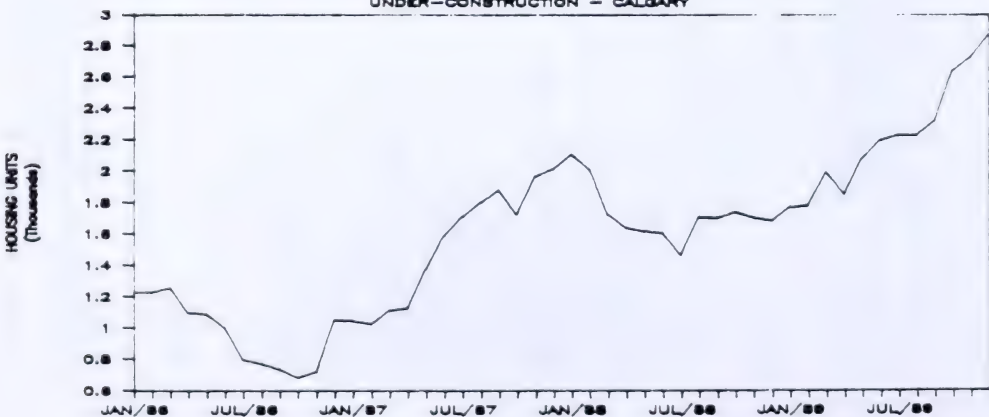


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

| 1988 | | | |
|-----------|--------|-------------|--------------------|
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| JANUARY | 290 | 202 | 2107 |
| FEBRUARY | 214 | 308 | 2013 |
| MARCH | 183 | 474 | 1722 |
| APRIL | 334 | 418 | 1638 |
| MAY | 217 | 241 | 1614 |
| JUNE | 343 | 355 | 1602 |
| JULY | 241 | 378 | 1464 |
| AUGUST | 439 | 189 | 1705 |
| SEPTEMBER | 396 | 399 | 1700 |
| OCTOBER | 377 | 336 | 1740 |
| NOVEMBER | 455 | 492 | 1701 |
| DECEMBER | 311 | 331 | 1681 |
| 1989 | | | |
| JANUARY | 297 | 206 | 1772 |
| FEBRUARY | 301 | 285 | 1783 |
| MARCH | 407 | 198 | 1992 |
| APRIL | 358 | 491 | 1854 |
| MAY | 633 | 407 | 2080 |
| JUNE | 572 | 462 | 2198 |
| JULY | 741 | 687 | 2232 |
| AUGUST | 469 | 468 | 2230 |
| SEPTEMBER | 543 | 449 | 2321 |
| OCTOBER | 727 | 408 | 2640 |
| NOVEMBER | 710 | 619 | 2731 |
| DECEMBER | 470 | 334 | 2866 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

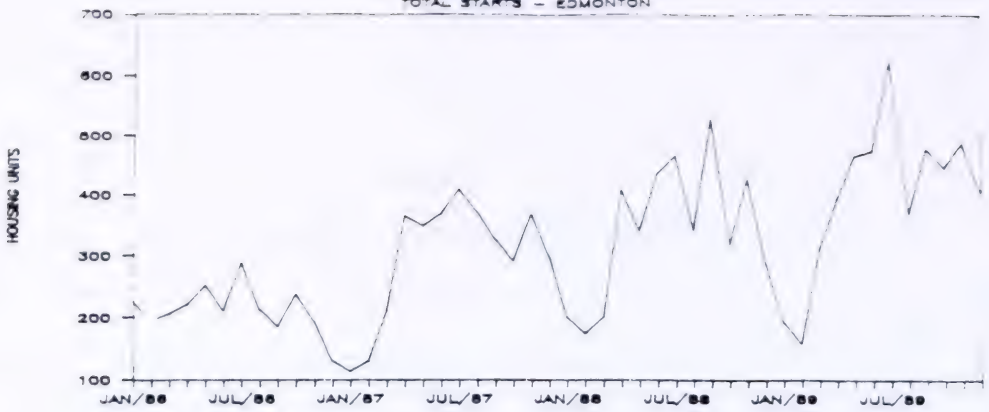


FIGURE 7B
COMPLETIONS - EDMONTON

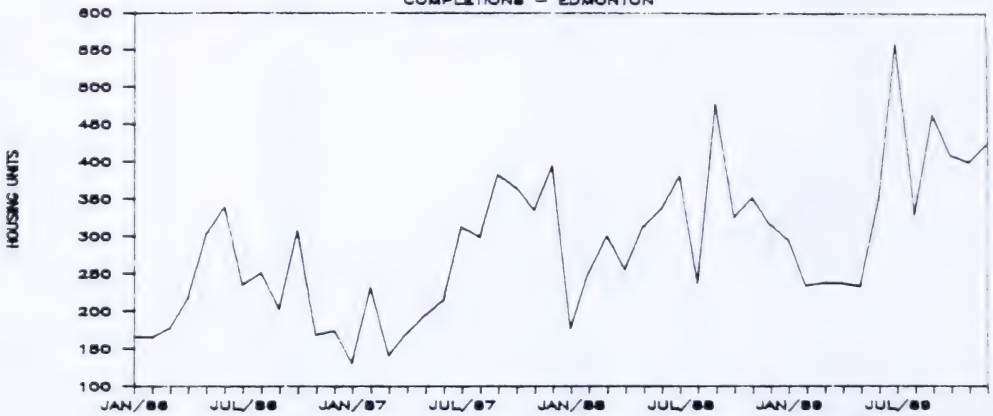


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

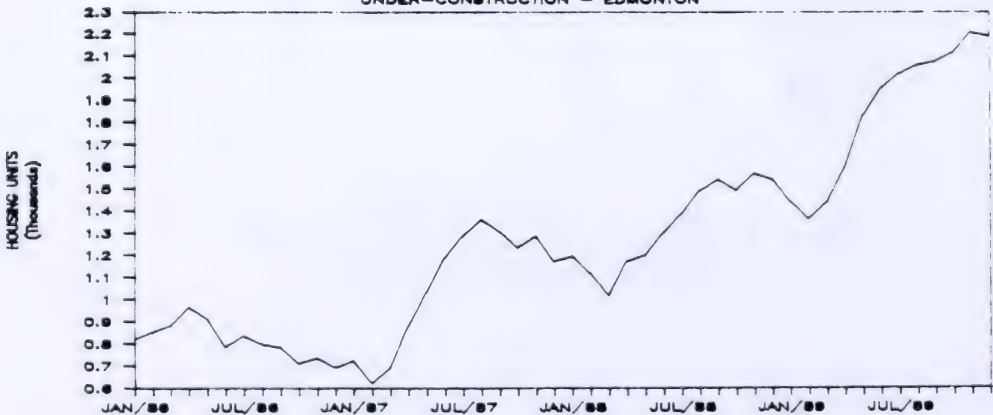


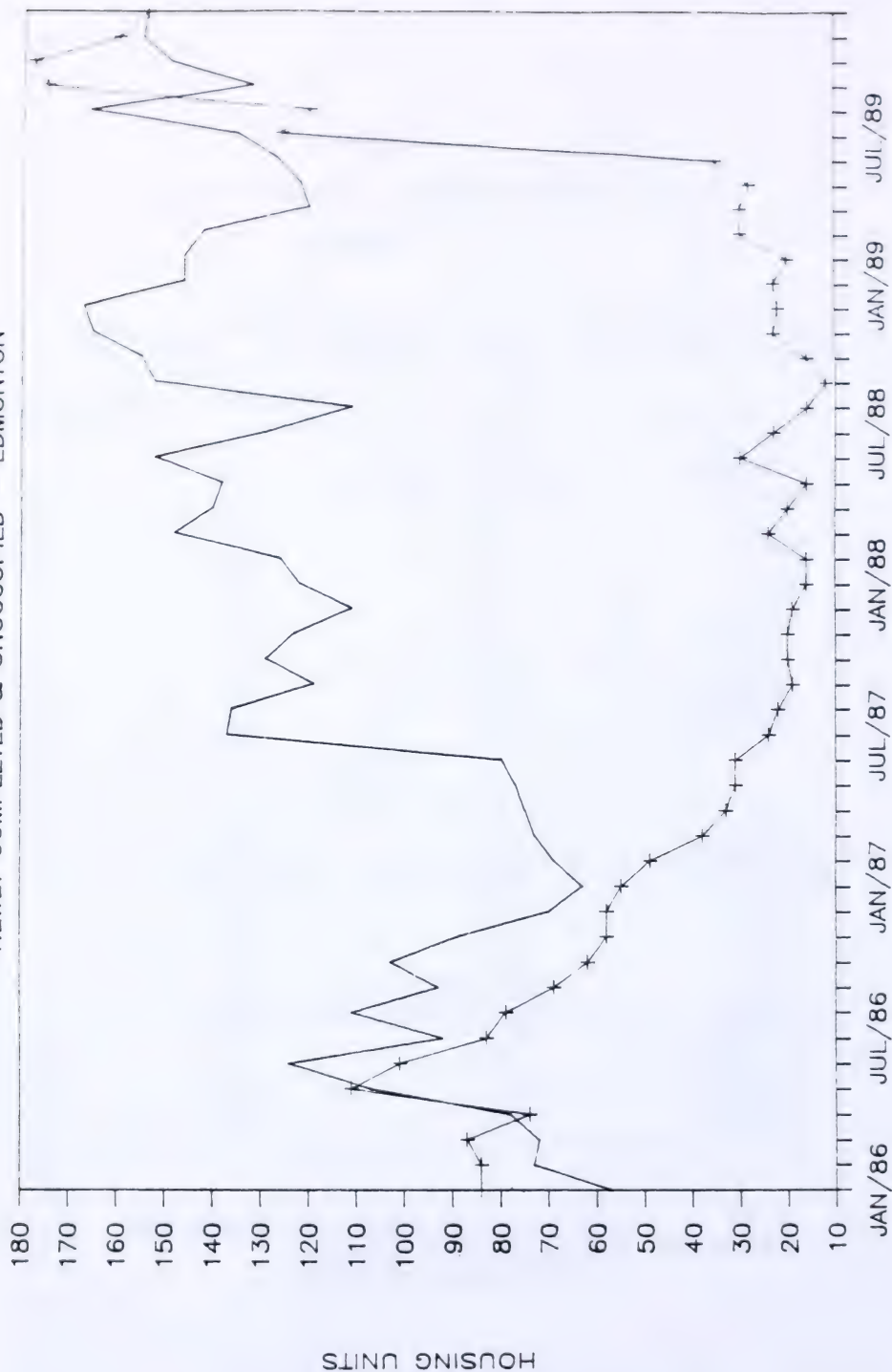
TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

| ----- 1988 ----- | | | |
|------------------------|--------|-------------|--------------------|
| | STARTS | COMPLETIONS | UNDER-CONSTRUCTION |
| ----- | | | |
| JANUARY | 200 | 177 | 1195 |
| FEBRUARY | 174 | 251 | 1118 |
| MARCH | 201 | 300 | 1019 |
| APRIL | 409 | 256 | 1173 |
| MAY | 342 | 313 | 1202 |
| JUNE | 437 | 337 | 1302 |
| JULY | 466 | 380 | 1388 |
| AUGUST | 343 | 237 | 1491 |
| SEPTEMBER | 527 | 476 | 1543 |
| OCTOBER | 320 | 325 | 1493 |
| NOVEMBER | 427 | 351 | 1569 |
| DECEMBER | 287 | 315 | 1541 |
| ----- 1989 ----- | | | |
| JANUARY | 193 | 295 | 1440 |
| FEBRUARY | 158 | 234 | 1364 |
| MARCH | 313 | 238 | 1439 |
| APRIL | 395 | 237 | 1596 |
| MAY | 466 | 233 | 1829 |
| JUNE | 476 | 349 | 1956 |
| JULY | 624 | 558 | 2020 |
| AUGUST | 370 | 329 | 2058 |
| SEPTEMBER | 479 | 462 | 2076 |
| OCTOBER | 448 | 408 | 2116 |
| NOVEMBER | 488 | 399 | 2205 |
| DECEMBER | 407 | 423 | 2189 |
| ----- | | | |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED — EDMONTON



SINGLES & DUPL.

+ APARTS. & R.HOUSES

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLEXES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| 1988 | | | | | |
| JANUARY | 122 | 16 | 138 | 177 | 55 |
| FEBRUARY | 126 | 16 | 142 | 251 | 63 |
| MARCH | 148 | 24 | 172 | 300 | 61 |
| APRIL | 140 | 20 | 160 | 256 | 63 |
| MAY | 138 | 16 | 154 | 313 | 67 |
| JUNE | 152 | 30 | 182 | 337 | 63 |
| JULY | 129 | 23 | 152 | 380 | 73 |
| AUGUST | 111 | 16 | 127 | 237 | 67 |
| SEPTEMBER | 152 | 12 | 164 | 476 | 73 |
| OCTOBER | 155 | 16 | 171 | 325 | 65 |
| NOVEMBER | 165 | 23 | 188 | 351 | 64 |
| DECEMBER | 167 | 22 | 189 | 315 | 62 |
| 1989 | | | | | |
| JANUARY | 146 | 23 | 169 | 295 | 65 |
| FEBRUARY | 146 | 20 | 166 | 234 | 59 |
| MARCH | 142 | 30 | 172 | 238 | 57 |
| APRIL | 120 | 30 | 150 | 237 | 63 |
| MAY | 122 | 28 | 150 | 233 | 61 |
| JUNE | 127 | 35 | 162 | 349 | 68 |
| JULY | 135 | 126 | 261 | 558 | 64 |
| AUGUST | 166 | 120 | 286 | 329 | 52 |
| SEPTEMBER | 132 | 175 | 307 | 462 | 59 |
| OCTOBER | 149 | 178 | 327 | 408 | 54 |
| NOVEMBER | 155 | 160 | 315 | 399 | 57 |
| DECEMBER | 154 | 154 | 308 | 423 | 58 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

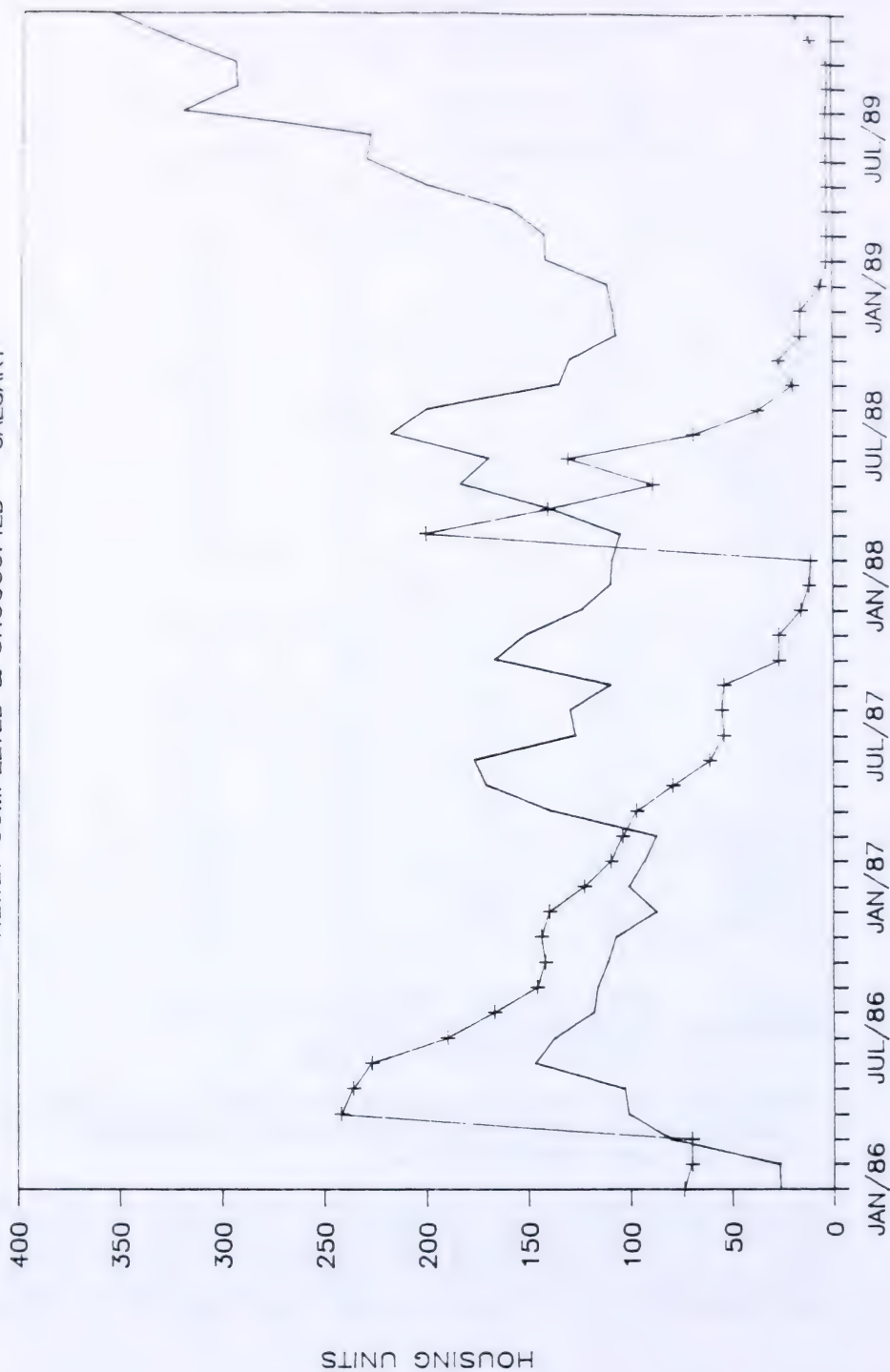
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY



SINGLES & DUPL.

APARTS. & R.HOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

| | HOUSES AND DUPLEXES* | APARTMENTS AND ROWHOUSES** | TOTAL | COMPLETIONS | ABSORP. PERCENT |
|-----------|----------------------------|----------------------------------|-------|-------------|--------------------|
| 1988 | | | | | |
| JANUARY | 110 | 12 | 122 | 202 | 64 |
| FEBRUARY | 109 | 11 | 120 | 308 | 72 |
| MARCH | 105 | 201 | 306 | 474 | 48 |
| APRIL | 139 | 141 | 280 | 418 | 61 |
| MAY | 184 | 89 | 273 | 241 | 48 |
| JUNE | 170 | 131 | 301 | 355 | 52 |
| JULY | 218 | 69 | 287 | 378 | 58 |
| AUGUST | 200 | 37 | 237 | 189 | 50 |
| SEPTEMBER | 135 | 20 | 155 | 399 | 76 |
| OCTOBER | 130 | 27 | 157 | 336 | 68 |
| NOVEMBER | 107 | 16 | 123 | 492 | 81 |
| DECEMBER | 109 | 16 | 125 | 331 | 72 |
| 1989 | | | | | |
| JANUARY | 112 | 6 | 118 | 206 | 64 |
| FEBRUARY | 142 | 3 | 145 | 285 | 64 |
| MARCH | 143 | 3 | 146 | 198 | 57 |
| APRIL | 159 | 3 | 162 | 491 | 75 |
| MAY | 201 | 3 | 204 | 407 | 64 |
| JUNE | 230 | 3 | 233 | 462 | 65 |
| JULY | 228 | 3 | 231 | 687 | 75 |
| AUGUST | 321 | 3 | 324 | 468 | 54 |
| SEPTEMBER | 294 | 2 | 296 | 449 | 62 |
| OCTOBER | 295 | 2 | 297 | 408 | 58 |
| NOVEMBER | 326 | 11 | 337 | 619 | 63 |
| DECEMBER | 356 | 18 | 374 | 334 | 44 |

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES

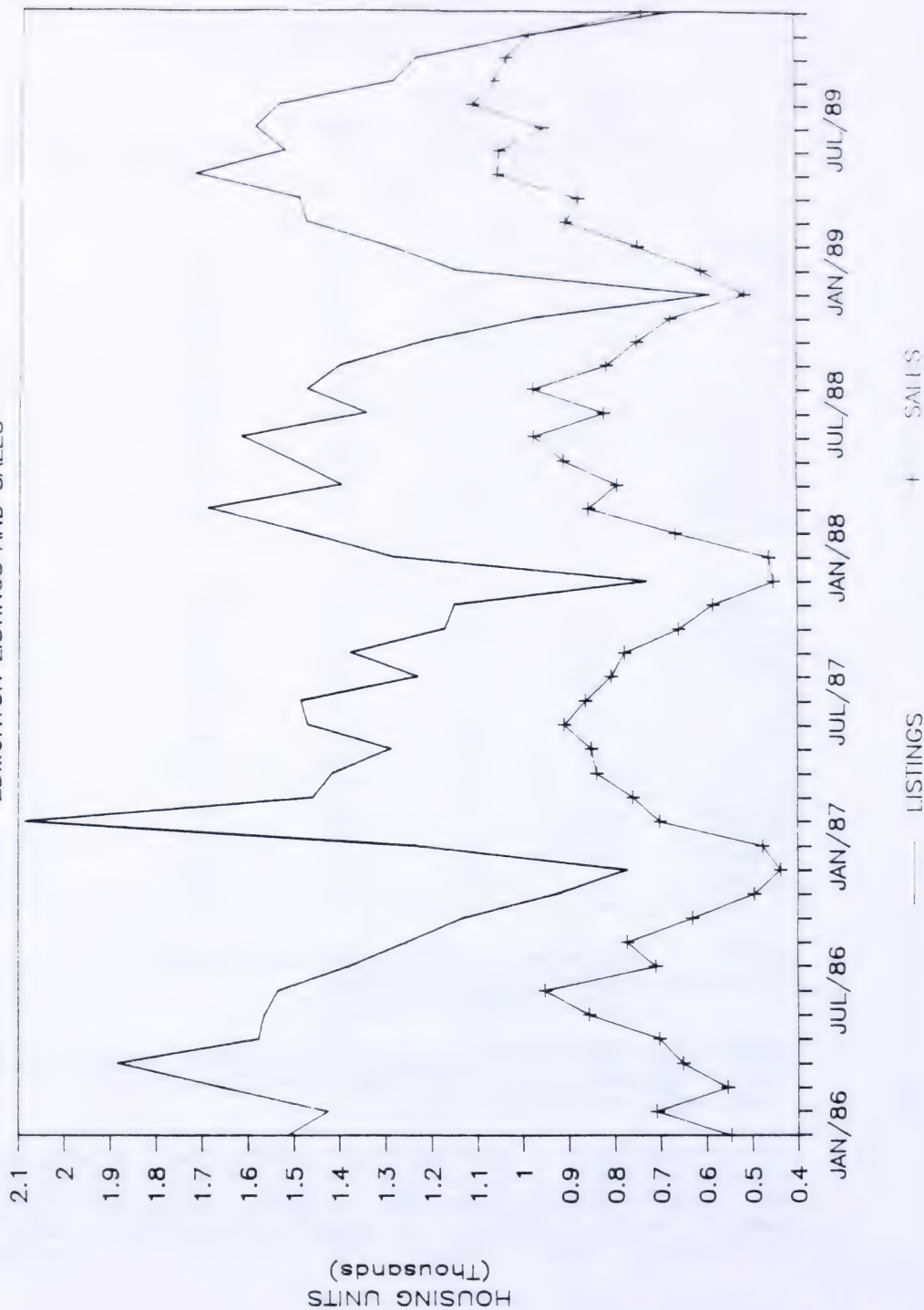


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

| EDMONTON | | | | |
|--|----------|-------|----------------------------------|-----------------------------|
| 1988 | | | | |
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1288 | 463 | .36 | 77982 |
| FEBRUARY | 1478 | 667 | .45 | 76385 |
| MARCH | 1688 | 858 | .51 | 78935 |
| APRIL | 1397 | 795 | .57 | 82004 |
| MAY | 1502 | 913 | .61 | 81285 |
| JUNE | 1616 | 978 | .61 | 85636 |
| JULY | 1343 | 824 | .61 | 85372 |
| AUGUST | 1472 | 979 | .67 | 83181 |
| SEPTEMBER | 1398 | 818 | .59 | 82881 |
| OCTOBER | 1218 | 751 | .62 | 82043 |
| NOVEMBER | 978 | 678 | .69 | 85120 |
| DECEMBER | 590 | 515 | .87 | 81271 |
| 1989 | | | | |
| JANUARY | 1150 | 610 | .53 | 82311 |
| FEBRUARY | 1297 | 750 | .58 | 84760 |
| MARCH | 1474 | 908 | .62 | 87552 |
| APRIL | 1491 | 880 | .59 | 86301 |
| MAY | 1719 | 1058 | .62 | 90502 |
| JUNE | 1522 | 1054 | .69 | 91281 |
| JULY | 1588 | 959 | .60 | 88422 |
| AUGUST | 1534 | 1112 | .72 | 89646 |
| SEPTEMBER | 1284 | 1066 | .83 | 89596 |
| OCTOBER | 1235 | 1038 | .84 | 90187 |
| NOVEMBER | 990 | 988 | .99 | 91121 |
| DECEMBER | 674 | 739 | 1.10 | 93091 |
| SOURCE: EDMONTON REAL ESTATE BOARD | | | | |
| PREPARED BY: ALBERTA MUNICIPAL AFFAIRS | | | | |
| HOUSING PLANNING SECRETARIAT | | | | |

FIGURE 11
CALGARY LISTINGS AND SALES

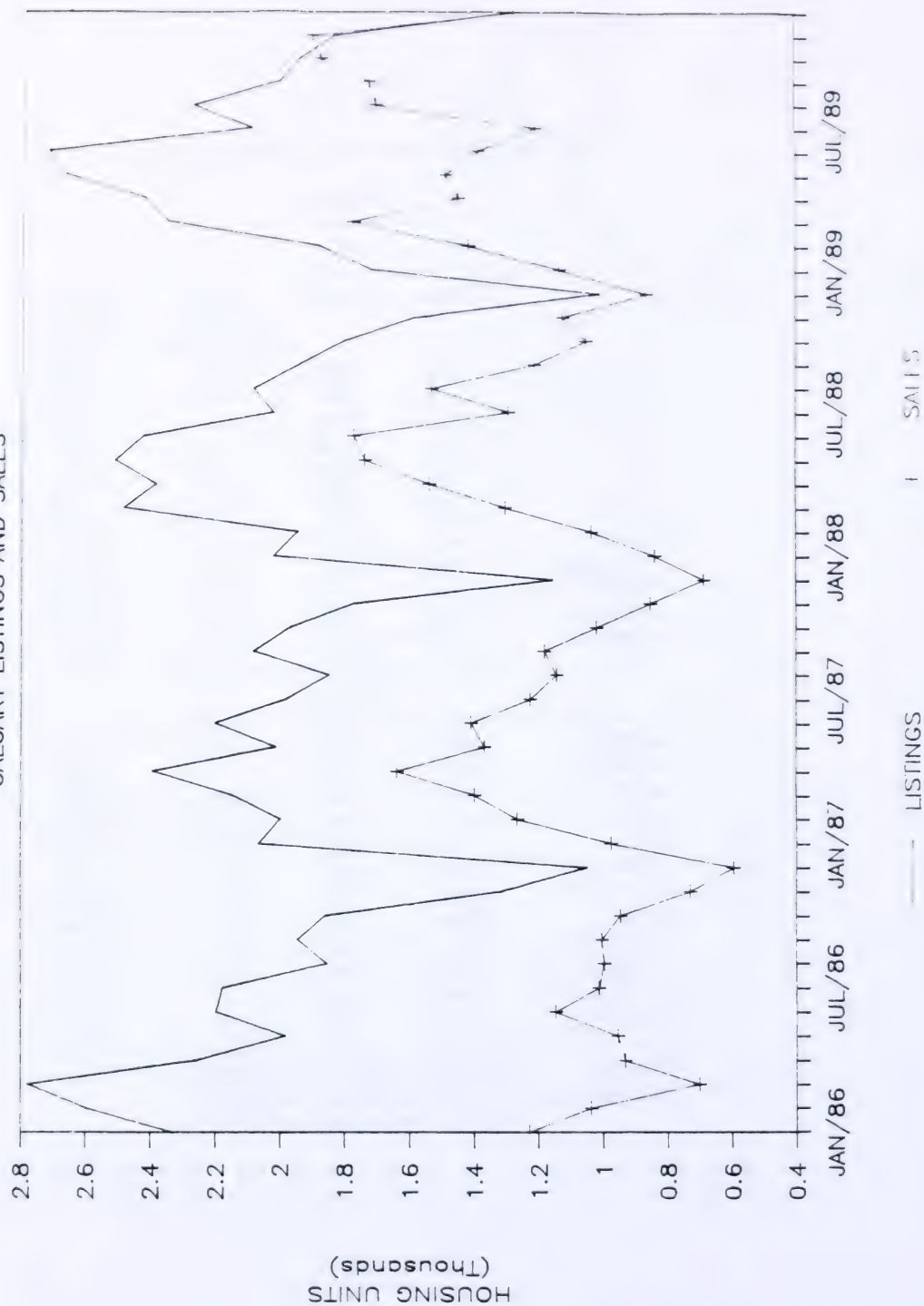


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

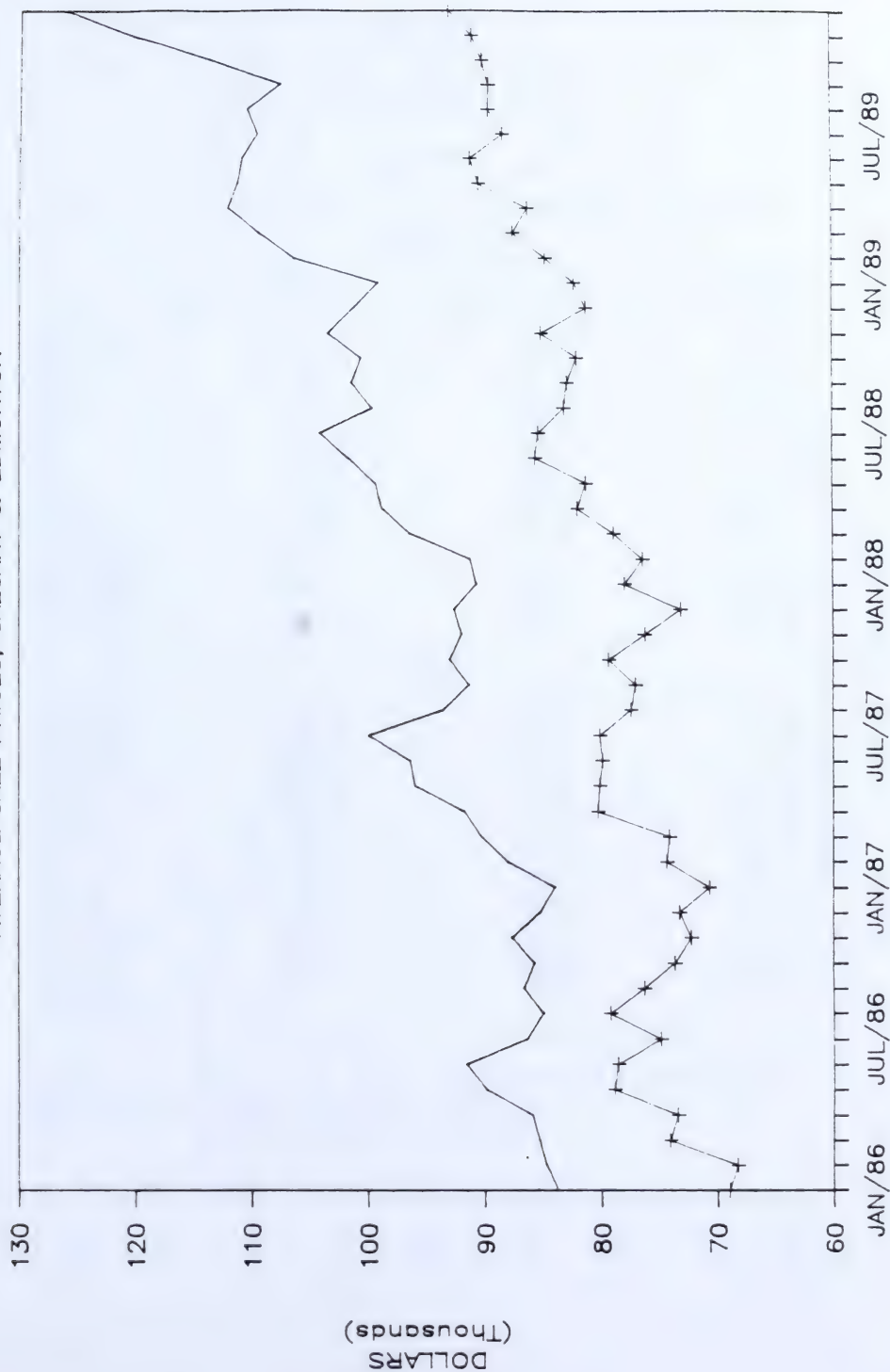
CALGARY

| 1988 | | | | |
|-----------|----------|-------|----------------------------------|-----------------------------|
| | LISTINGS | SALES | RATIO OF SALES TO LISTINGS | AVERAGE SELLING PRICE |
| JANUARY | 1945 | 841 | .43 | 90623 |
| FEBRUARY | 1945 | 1038 | .53 | 91213 |
| MARCH | 2485 | 1305 | .53 | 96389 |
| APRIL | 2384 | 1541 | .65 | 98765 |
| MAY | 2512 | 1740 | .69 | 99368 |
| JUNE | 2422 | 1774 | .73 | 101695 |
| JULY | 2019 | 1295 | .64 | 104129 |
| AUGUST | 2083 | 1532 | .74 | 99602 |
| SEPTEMBER | 1941 | 1214 | .63 | 101425 |
| OCTOBER | 1803 | 1054 | .58 | 100538 |
| NOVEMBER | 1582 | 1127 | .71 | 103471 |
| DECEMBER | 1010 | 866 | .86 | 101210 |
| 1989 | | | | |
| JANUARY | 1721 | 1138 | .66 | 99141 |
| FEBRUARY | 1880 | 1421 | .76 | 106355 |
| MARCH | 2349 | 1778 | .76 | 109406 |
| APRIL | 2423 | 1453 | .60 | 112019 |
| MAY | 2666 | 1494 | .56 | 111169 |
| JUNE | 2722 | 1393 | .51 | 110751 |
| JULY | 2092 | 1213 | .58 | 109485 |
| AUGUST | 2274 | 1709 | .75 | 110373 |
| SEPTEMBER | 2004 | 1731 | .86 | 107511 |
| OCTOBER | 1943 | 1879 | .97 | 113439 |
| NOVEMBER | 1839 | 1908 | 1.04 | 120228 |
| DECEMBER | 1271 | 1280 | 1.01 | 126027 |

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON



--- CALGARY + EDMONTON

FIGURE 13

NEW HOUSE PRICE INDEX, CALGARY

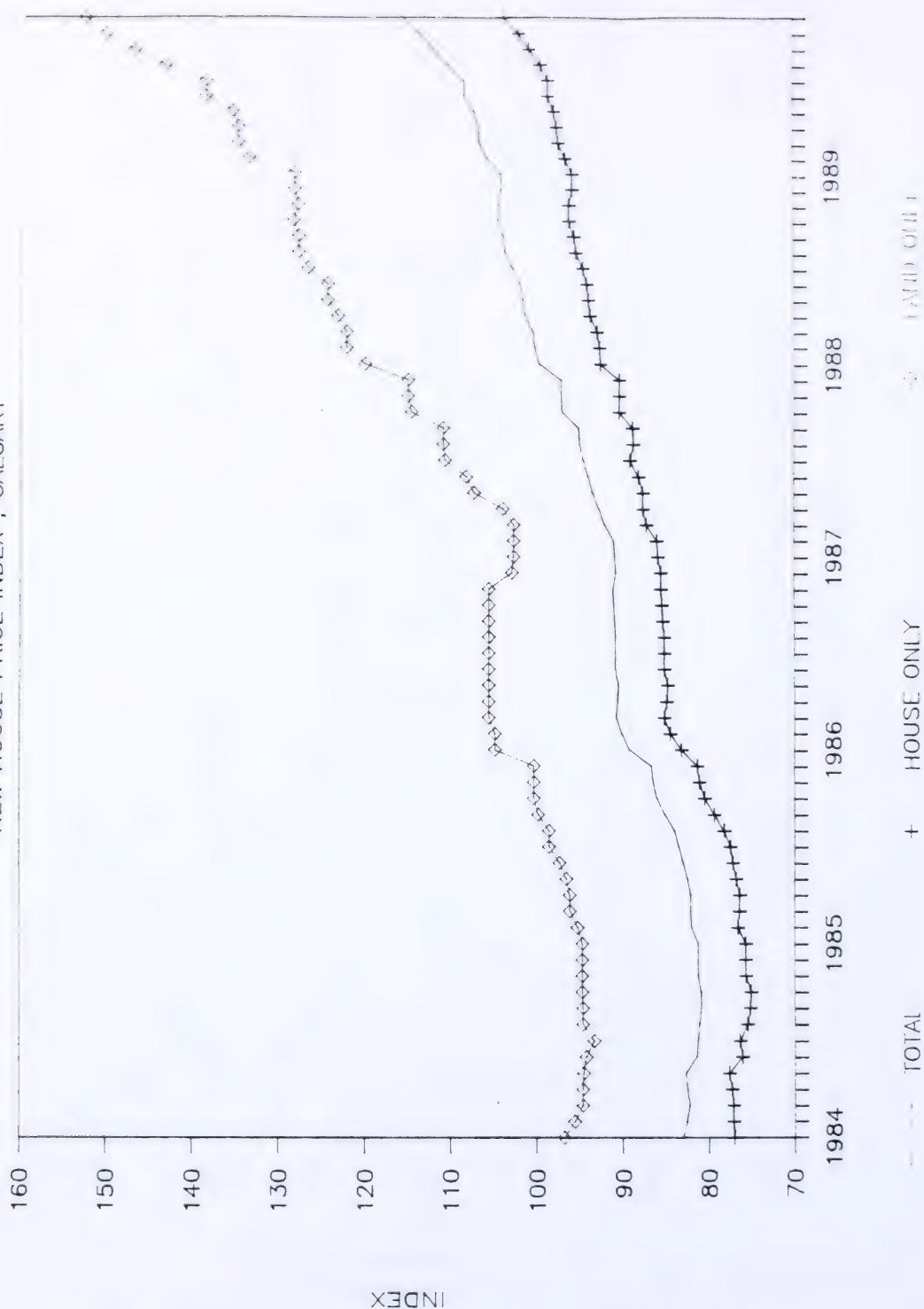


TABLE 15
NEW HOUSING PRICE INDEXES*
1981 = 100

CALGARY

| -----1988----- | | | |
|----------------|-------|-------|-------|
| | HOUSE | LAND | TOTAL |
| JANUARY | 92.7 | 120.0 | 99.8 |
| FEBRUARY | 92.8 | 122.2 | 100.3 |
| MARCH | 93.1 | 122.2 | 100.5 |
| APRIL | 93.9 | 123.2 | 101.4 |
| MAY | 94.1 | 124.4 | 101.7 |
| JUNE | 94.3 | 124.4 | 102.0 |
| JULY | 94.8 | 126.7 | 102.9 |
| AUGUST | 95.6 | 127.8 | 103.8 |
| SEPTEMBER | 95.8 | 127.8 | 104.0 |
| OCTOBER | 96.4 | 128.4 | 104.6 |
| NOVEMBER | 96.4 | 127.9 | 104.5 |
| DECEMBER | 96.0 | 128.3 | 104.2 |
| -----1989----- | | | |
| JANUARY | 96.0 | 128.3 | 104.2 |
| FEBRUARY | 96.8 | 133.6 | 105.8 |
| MARCH | 97.6 | 134.9 | 106.7 |
| APRIL | 97.8 | 134.9 | 106.8 |
| MAY | 98.1 | 135.6 | 107.3 |
| JUNE | 98.8 | 138.7 | 108.5 |
| JULY | 98.8 | 138.7 | 108.5 |
| AUGUST | 99.7 | 143.5 | 110.3 |
| SEPTEMBER | 101.0 | 147.1 | 112.1 |
| OCTOBER | 102.2 | 150.5 | 113.7 |
| NOVEMBER | 103.9 | 152.9 | 115.7 |
| DECEMBER | | | |
| ----- | | | |

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICES STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* THE LAST FIGURE IS THE LATEST AVAILABLE

FIGURE 14

NEW HOUSE PRICE INDEX, EDMONTON

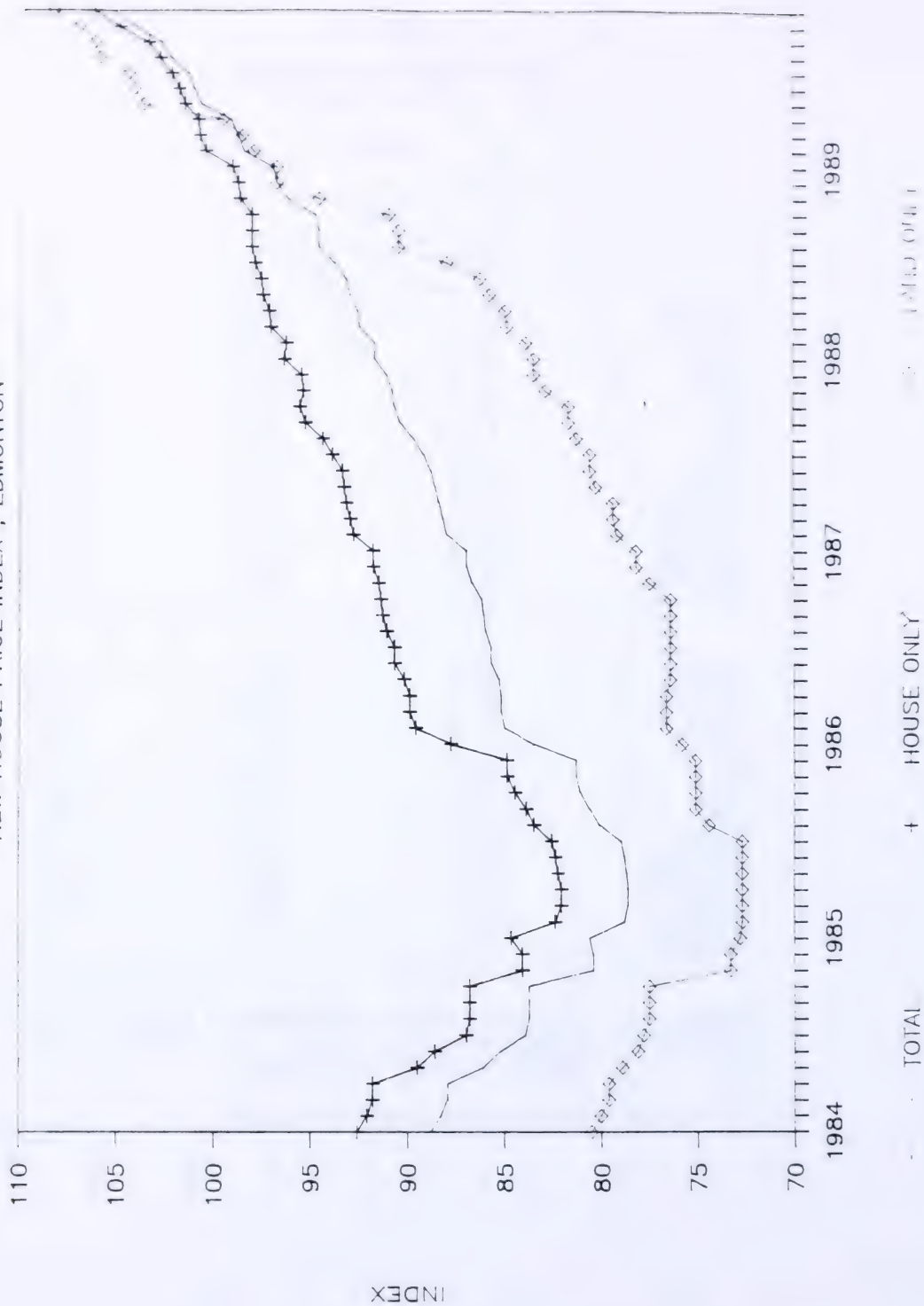


TABLE 16
NEW HOUSING PRICE INDEXES*
1981 = 100

EDMONTON

| ----- | | | |
|-----------|-------|-------|-------|
| 1988 | | | |
| | HOUSE | LAND | TOTAL |
| ----- | | | |
| JANUARY | 96.4 | 83.5 | 91.7 |
| FEBRUARY | 96.3 | 83.9 | 91.7 |
| MARCH | 97.1 | 84.9 | 92.5 |
| APRIL | 97.2 | 85.0 | 92.6 |
| MAY | 97.5 | 85.8 | 93.0 |
| JUNE | 97.6 | 86.3 | 93.2 |
| JULY | 97.9 | 88.0 | 93.8 |
| AUGUST | 98.1 | 90.5 | 94.6 |
| SEPTEMBER | 98.1 | 90.5 | 94.6 |
| OCTOBER | 98.1 | 91.0 | 94.8 |
| NOVEMBER | 98.7 | 94.6 | 96.2 |
| DECEMBER | 98.8 | 96.8 | 96.8 |
| ----- | | | |
| 1989 | | | |
| | HOUSE | LAND | TOTAL |
| ----- | | | |
| JANUARY | 99.1 | 96.8 | 97.0 |
| FEBRUARY | 100.5 | 98.0 | 98.5 |
| MARCH | 100.8 | 98.6 | 98.8 |
| APRIL | 100.9 | 99.6 | 99.2 |
| MAY | 101.6 | 103.7 | 100.7 |
| JUNE | 101.9 | 104.2 | 101.1 |
| JULY | 102.3 | 104.5 | 101.4 |
| AUGUST | 102.9 | 106.0 | 102.3 |
| SEPTEMBER | 103.5 | 106.3 | 102.8 |
| OCTOBER | 105.0 | 107.1 | 104.1 |
| NOVEMBER | 106.3 | 108.4 | 105.3 |
| DECEMBER | | | |
| ----- | | | |

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICES STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* THE LAST FIGURE IS THE LATEST AVAILABLE

